



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
September 25, 2023 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. None
6. COMMUNICATIONS
  - A. Kathy Selden Re: REZ #23030
  - B. Larry Taillefer Re: REZ #23030
  - C. Kathryn Sharp-Simmers Re: REZ #23030
  - D. Josephine Wolk Re: REZ #23030
7. PUBLIC HEARINGS
  - A. REZ #23030 – Park Lake Road
8. UNFINISHED BUSINESS
  - A. Ordinance 2023-05 – RRC Ordinance
9. OTHER BUSINESS
  - A. Conservancy District Discussion
10. MASTER PLAN UPDATE
11. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
12. PROJECT UPDATES
  - A. Project Report
13. PUBLIC REMARKS
14. COMMISSIONER COMMENTS
15. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



**TENTATIVE PLANNING COMMISSION AGENDA**  
**October 9, 2023**

1. PUBLIC HEARINGS
  - A. None
  
2. UNFINISHED BUSINESS
  - A. Park Lake Road Rezoning
  
3. OTHER BUSINESS
  - A. None
  
4. MASTER PLAN
  - A. None

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



**From:** [Mary Selden](#)  
**To:** [Planning Commission \(DG\)](#)  
**Subject:** Change in zoning two parcels Park Lake/Grand River  
**Date:** Sunday, September 17, 2023 10:21:35 AM

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Mary Katherine Selden  
2689 Cahill Dr.  
East Lansing, MI. 48823

Planning Commission  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI. 48864

SUBJECT: Concerns regarding the rezoning of the two parcels east of Park Lake/north of Grand River from RA (single family) to RD (multiple family).

Dear Members of the Meridian Township Planning Commission,

I am writing to express my deep concerns and objections regarding the proposed construction near our residential neighborhood. While I understand the need for development, I believe this project poses significant negative aspects that must be carefully considered before granting approval.

1. Traffic congestion:

The addition of multiple family dwelling (particularly if they are apartments) will undoubtedly increase traffic in our already congested area. This will not only inconvenience residents but also lead to safety hazards, particularly if our streets cannot accommodate the surge in vehicles. We already have issues with traffic volume, speeding and disregard for traffic laws (largely ignored by law enforcement) as people try to circumvent traffic on Grand River by cutting through the subdivision. Costco on Park Lake has already added to that volume of traffic.

2. Strain on public services.

Our neighborhood currently relies on existing public services such as schools, healthcare, and emergency response teams. The introduction of a large number of new residents will strain these services, potentially leading to longer response times and decreased quality of those services.

3. Noise and Disturbances:

Apartment complexes tend to generate more noise than single-family homes, impacting the tranquility of our neighborhood. Late-night parties, increased car traffic,

and construction noise during the development phase could disrupt our peaceful environment.

4. Decreased Property Values:

The proximity of a large apartment complex may reduce the property values of nearby homes. Potential buyers may be deterred by the perception of overcrowding and a diminished sense of community.

5. Environmental Impact:

The construction and operation of a large apartment complex could have adverse environmental effects, including increased pollution, greater water usage, and potential habitat disruption. There already is great displacement of wildlife in this area and I don't believe Meridian Township has a good plan for managing wildlife. As I am sure you are aware, there is a large herd of deer in the area you are talking about developing. What is the plan for relocating or managing them?

6. Aesthetic Concerns:

The proposed development may not align with the architectural style of our neighborhood, negatively impacting the overall aesthetic appeal.

I urge the Meridian Township Planning Commission to conduct a thorough and impartial assessment of these concerns and engage in open dialogue with the affected residents before making a decision. Additionally, I request that a comprehensive environmental impact study be conducted to address any potential harm to our natural surroundings.

We, as residents, cherish the peace and quality of life our neighborhood currently offers. We hope that the Planning Commission will prioritize the well-being and interests of its residents when considering this proposal.

Thank you for your attention to this matter, and I look forward to hearing your response.

Sincerely,

Kathy Selden

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**From:** [Kathy Selden](#)  
**To:** [Planning Commision \(DG\)](#)  
**Subject:** Zoning change  
**Date:** Tuesday, September 19, 2023 9:28:38 PM

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Meridian Township Planning Commission  
5151 Marsh Road  
Okemo, MI. 48864

Subject: Concerns Regarding Zoning Change Park Lake/Grand River from Single Family to Multiple Family

Dear Members of the Meridian Township Planning Commission,

I am writing to express my deep concerns regarding the proposed zoning change from single-family to multiple-family housing in our community. While I understand that such decisions are made with the best interests of our township in mind, I believe it is essential to consider the potential negative consequences that such a change may bring.

First and foremost, the character of our neighborhood is a critical factor that has attracted residents and made it a desirable place to live. Changing the zoning to accommodate multiple-family housing could disrupt the peaceful and harmonious ambiance we currently enjoy. Increased density may lead to more noise, congestion, and a general change in the overall atmosphere that many of us value deeply.

Additionally, concerns about traffic congestion and parking availability arise with multiple-family housing units. Our current infrastructure may not be equipped to handle the increased traffic flow and parking demands that such a zoning change would likely bring. This could lead to road safety issues and reduced quality of life for current residents.

Furthermore, there is the matter of property values. Historically, single-family neighborhoods tend to have higher property values. A shift to multiple-family housing could potentially have a negative impact on the property values of existing homes, which is a significant concern for homeowners who have invested in their properties and the community as a whole.

Lastly, schools and public services may become strained as the population density increases. This could lead to overcrowded schools, longer response times for emergency services, and an overall reduction in the quality of public services that our community relies on.

In conclusion, I urge the Planning Commission to carefully consider the negative aspects of changing zoning from single-family to multiple-family housing. While I understand the need for growth and development, it is crucial to strike a balance that preserves the unique character and quality of life in our township. I kindly request that you take these concerns into account during your deliberations and explore alternative solutions that may achieve the desired goals without compromising the essence of our community.

Thank you for your time and attention to this matter. I look forward to hearing more about the decisions and discussions regarding this zoning proposal.

Sincerely,

Larry Taillefer  
2689 Cahill Rd.  
East Lansing, MI. 48823

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**From:** [Katie Sharp-Simmers](#)  
**To:** [Planning Commision \(DG\)](#)  
**Subject:** Concerns regarding the rezoning of the two parcels east of Park Lake/north of Grand River from RA (single family) to RD (multiple family).  
**Date:** Wednesday, September 20, 2023 9:07:29 PM

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Dear Members of the Meridian Township Planning Commission,

I am writing to express my concerns and objections regarding the proposed construction on Park Lake. I believe this has a significant negative impact to not only the neighborhood but also our community.

1. Traffic volume: The addition of multiple family dwelling ,even if this is a single-story apartments, will undoubtedly increase traffic in our already congested area. As a homeowner with a house on Park Lake Rd I cannot tell you how many times over the last 6 years that we have lived in our house I have been tailgated, flipped off, and when turning into my driveway the cars are in such a hurry that they would rather cross into the other lane instead of slowing down. As a family we like to take walks and ride bikes in our neighborhood and with the current traffic at times we have a difficult time crossing the street. We are not the only ones that live on Park Lake that has a child or children so adding more even more traffic on Park Lake can lead to safety hazards.

2. Decreased Property Values: The proximity of a large apartment complex may reduce the property values of our home and the homes around us. Potential buyers may be deterred by the apartment complex even if it is single-story apartment complex.

3. Environmental Impact: The construction of an apartment complex will have adverse environmental effects. There is a deer population on Park Lake which is going to be displaced even more than what they already are with the construction of this apartment complex. The displacement is going to lead to more car accidents and more dead deer either on the road or in our yards. I have not heard what the township is planning to do about the deer population that will be displaced.

4. Infostructure Concerns: The proposed development will cause more stress on the aging infostructure that we already have. I am very concerned about the stress that adding this apartment complex will have on the water system. The last water main break, which happened about 100 feet from the proposed property, the majority of us in this neighborhood did not find out about it from the township but from our neighbors. The township was very slow to give updates or to keep us as residence up to date on the progress that was being made. Even when I called the township to inquire about what was going on I felt like I was a bother. What is the township answer to making sure that the aging infostructure is going to be taken care of.

I urge the Meridian Township Planning Commission to conduct a thorough and impartial assessment of these concerns and engage in open dialogue before making a decision. Additionally, I request that a comprehensive environmental impact study be conducted to address any potential harm to our natural surroundings. We, as residents, cherish the peace and quality of life our neighborhood currently offers. We hope that the Planning Commission will prioritize the well-being and interests of its residents when considering this proposal.

Thank you,

Kathryn Sharp-Simmers  
5256 Park Lake Rd.  
East Lansing, MI 48823

**From:** [wolk2](#)  
**To:** [Planning Commision \(DG\)](#)  
**Subject:** Rezoning of 2 parcels on Park Lake Road  
**Date:** Thursday, September 21, 2023 10:05:00 PM

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My home is on Heather Circle and I am writing to ask you NOT to approve the Rezoning of the two parcels on Park Lake Road. Multiple family residences at this location is not a good idea and will create bad traffic problems. Please do not rezone these 2 parcels.

Josephine Wolk  
2573 Heather Circle  
East Lansing, Mi. 48823

Sent from my iPad



**To:** Planning Commission

**From:** Keith Chapman, Assistant Planner

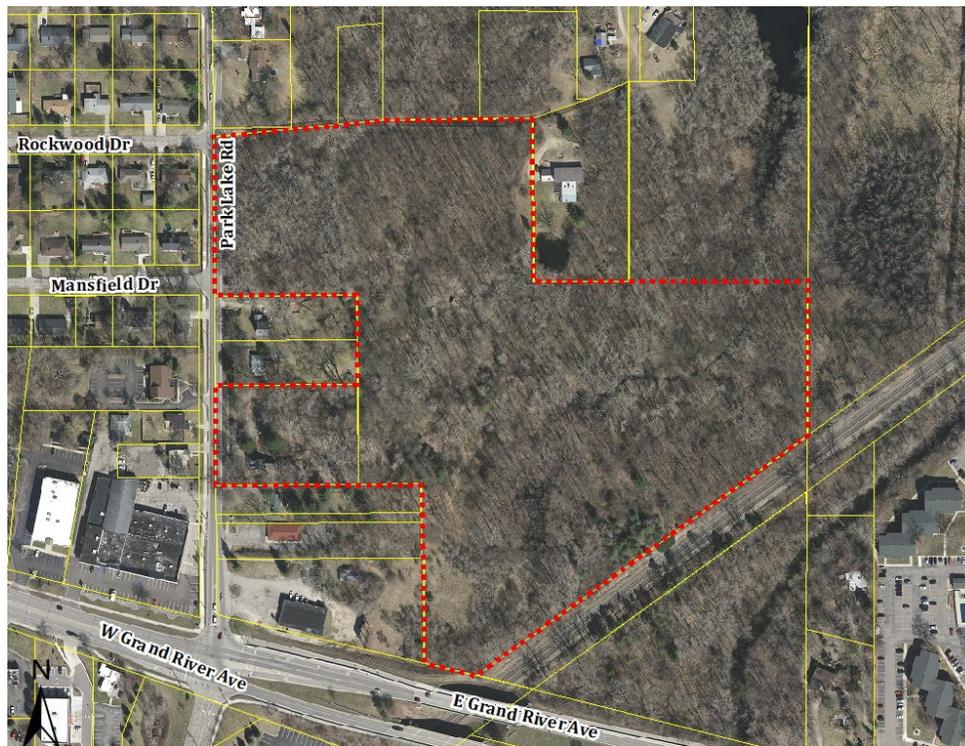
**Date:** September 18, 2023

**Re:** Rezoning #23030 (5010 Pake Lake & V/L), rezone two parcels totaling approximately 8.72 acres located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions.

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Redwood Living has requested the rezoning of 8.72 acres consisting of one parcel and a portion of a second parcel located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions. The parcels proposed for rezoning include 5010 Park Lake Road (Tax ID #17-476-016) and a portion of a vacant lot (Tax ID #17-476-024).

#### LOCATION MAP



Parcel #17-476-016 has approximately 224 feet of frontage on Park Lake Road. Parcel #17-476-024 has 458.77 feet of frontage on Park Lake Road. Both parcels are undeveloped.

**Conditions Offered**

The applicant has voluntarily offered the following four conditions on the requested rezoning:

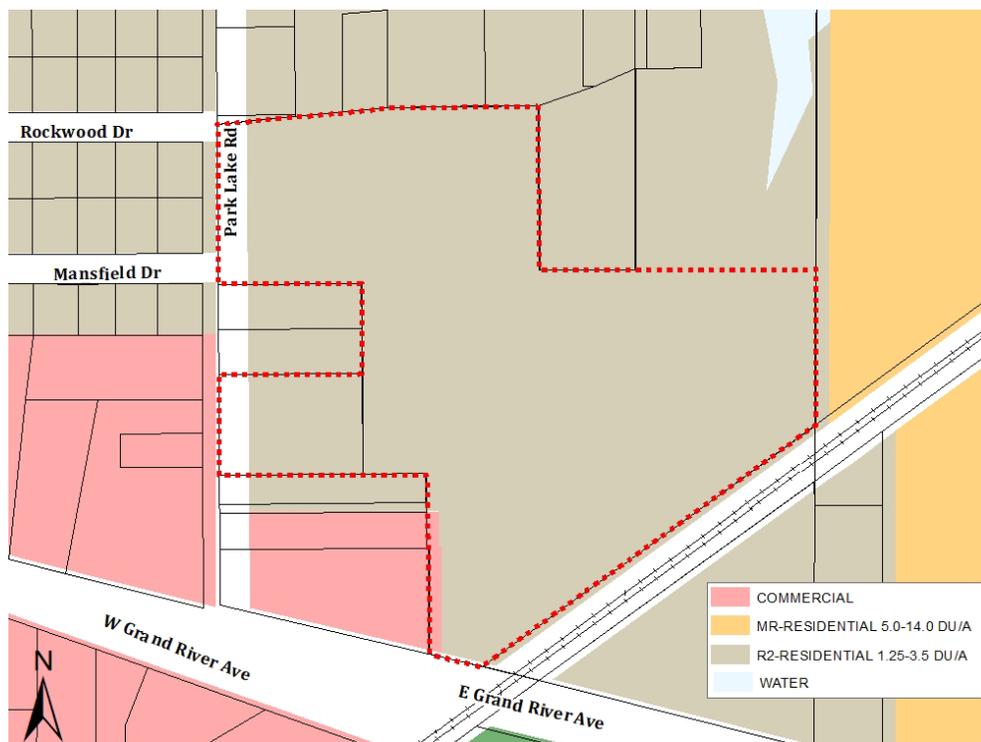
- Limit the types of permitted uses to attached townhouse style units and typical accessory/related uses
- Building height shall be no greater than 16 feet and One story.
- Building length shall not exceed 196 feet in length.
- Each units floor area minimum shall be 1,200 square feet.
- All roads are to be private roads.
- The conditional rezoning to RD – Multiple Family is conditioned on Redwood consummating its purchase of the property.

Rezoning conditions run with the land and apply to the current owners and any future owners of the properties. Township Board approval is needed to amend or remove rezoning conditions.

**Master Plan**

The Future Land Use Map from the 2017 Master Plan designates the land proposed for rezoning in the R3-Residential 1.25-3.5 dwelling units per acre (du/a) category. The proposed rezoning to RD (Multiple Family – eight du/a) is inconsistent with the Future Land Use Map designations. The proposed development is approximately 5 du/acre.

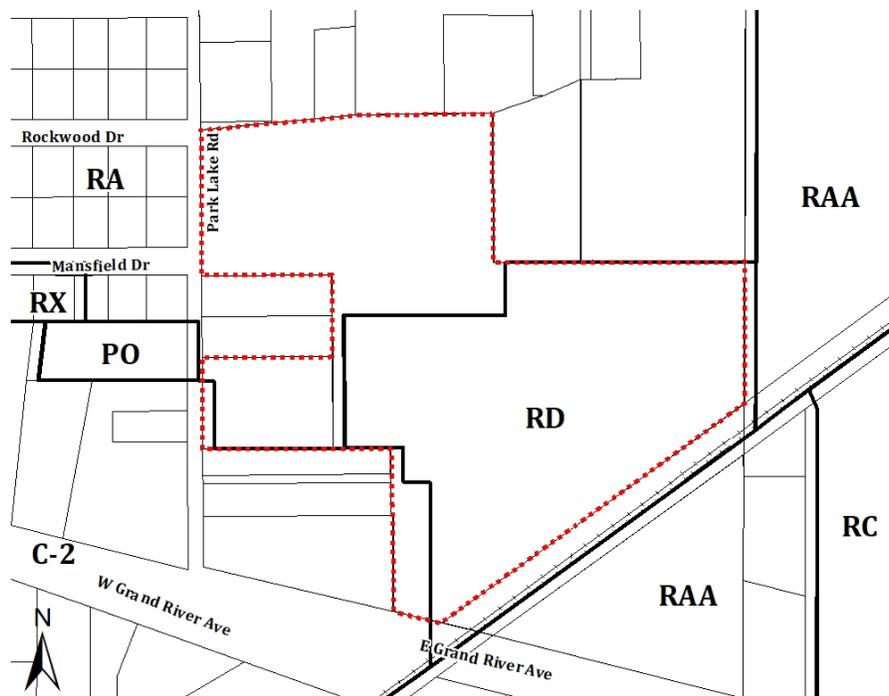
**2017 FUTURE LAND USE MAP**



**Zoning**

The parcels proposed for rezoning are currently zoned RA, Single Family-Medium Density. The eastern/southern two-thirds of Parcel #17-476-024 is zoned RD, Multiple Family-maximum, eight d/u, and is not proposed for rezoning. The current RA zoning district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area. The requested RD zoning district requires a minimum of 100 feet of lot width and 11,000 square feet of lot area. With 682.77 feet of frontage on Park Lake Road, and a combined 36.03 acres of lot area, the parcels comprising the rezoning meet the minimum lot area and lot frontage requirements for both the current RA and requested RD zoning districts.

**ZONING MAP**



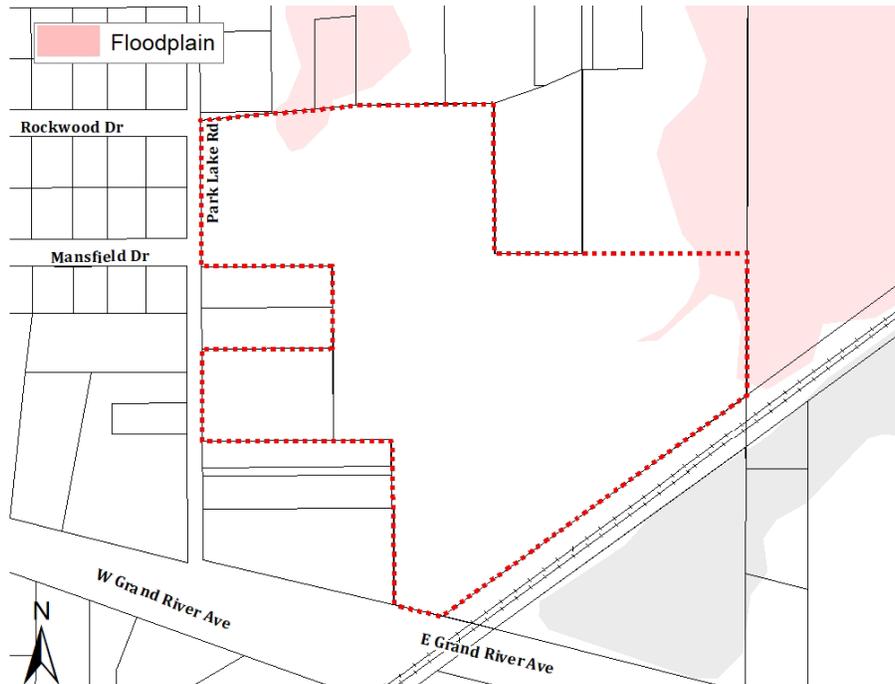
**Physical Features**

A natural features study will be required for submittal if development is proposed on the site. The natural features study will include information on items such as wetlands, significant stands of trees or individual trees greater than 12 inches d.b.h., floodplains, water features, vulnerable groundwater areas, slopes greater than 20%, ravines, wildlife habitats, vegetation, and endangered wildlife.

**Floodplain**

The Flood Insurance Rate Map (FIRM) for the Township indicates floodplain present on or near the site proposed for rezoning. The applicant will need to address any impacts if the rezoning is completed.

### FLOODPLAIN MAP

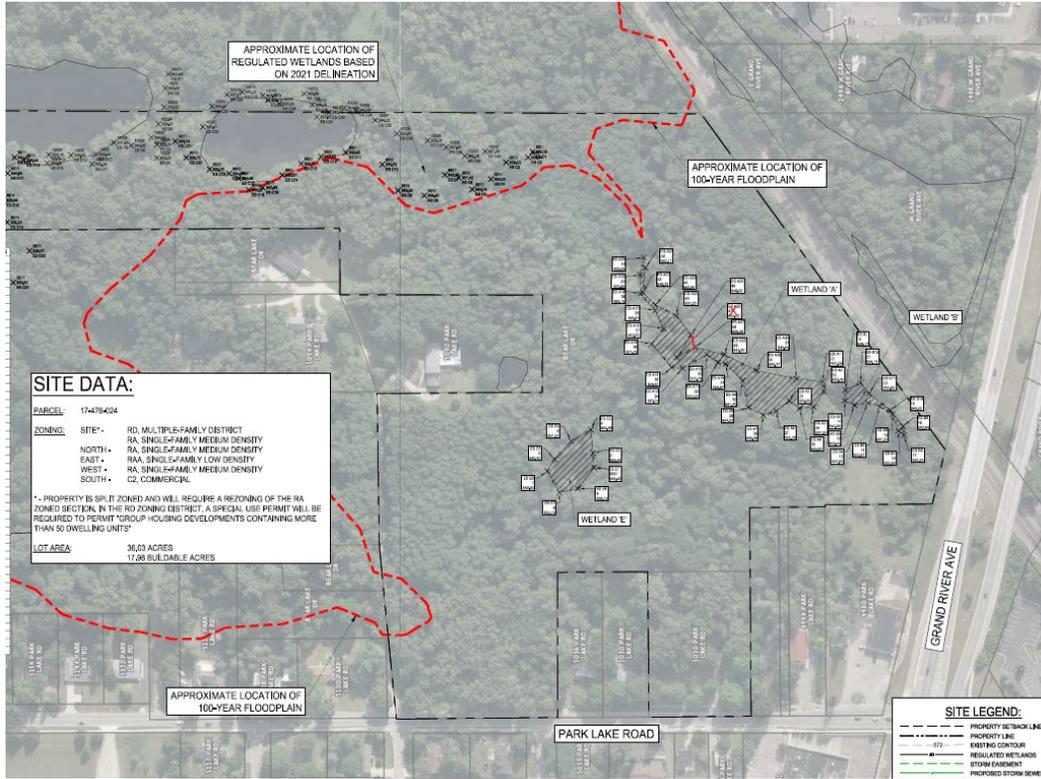


### Wetlands

Wetlands on the site were delineated by Marx Wetlands LLC in 2021. Wetlands are depicted in detail on an attached map provided by the applicant. A total of three wetlands are located on the site. Wetlands A and B are regulated by both the state of Michigan and the Township. The Third wetland, Wetland E on the attached map, is 0.19 acre in size and potentially subject to regulation by the Township. Section 22-156 of the Code of Ordinances requires the Township Board to determine whether a wetland greater than 0.25 acre in size but less than two acres in size is “essential to the preservation of the natural resources of the Township.” If the wetland is determined to be essential, the wetland is regulated and subject to the provisions of the Wetland Protection Ordinance. Regulated wetlands require a 20-foot setback from the delineated boundary if they are equal to or greater than one-quarter acre but less than two acres in size and a 40 foot setback if equal to or greater than two acres in size.

The applicant has indicated a wetland use permit request is likely to be submitted for future development of the property, which will require a public hearing and approval from the Township Board. The wetland use permit is required to run concurrently with the development review process.

WETLAND MAP



Streets & Traffic

The properties proposed for rezoning front on Park Lake Road. Park Lake Road is a two-lane road with curb and gutter. A center turn lane is added as it gets closer to the intersection with Grand River Avenue to the south of the site and a center turn lane is added north of the site at Greencliff Drive. Park Lake Road is classified as a Minor Arterial Street on the Street Setbacks and Service Drives Map in the zoning ordinance. Seven-foot-wide pedestrian pathways are installed along the west side of Park Lake Road. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Park Lake Drive just south of the subject site showed a total of 8,307 vehicles in a 24-hour period.

The applicant has submitted a rezoning traffic study prepared by CESO, Inc. comparing estimated traffic generation under the existing RA & RD zoning and the proposed RD zoning. The findings of the study note the rezoning and potential resulting development including a mix of multiple family and single-family dwellings will produce more trips than the proposed 106 units by the Applicant. The results are shown below:

**Rezoning #23030 (5010 Park Lake & V/L)  
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Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing RA Zoning	Single-Family Residential	210	37	Dwelling Units	404	8	22	30	25	14	39
Existing RD Zoning	Multifamily Low-Rise	220	105	Dwelling Units	748	13	42	55	42	24	66
<b>Maximum Trips for Existing Zoning</b>					<b>1,152</b>	<b>21</b>	<b>64</b>	<b>85</b>	<b>67</b>	<b>38</b>	<b>105</b>
Proposed Development	Redwood		106	Dwelling Units	657	7	28	35	31	15	46
<b>Potential Change in Trips</b>					<b>-495</b>	<b>-14</b>	<b>-36</b>	<b>-50</b>	<b>-36</b>	<b>-23</b>	<b>-59</b>

**Utilities**

Public water and sanitary sewer are available in the vicinity of the project area and can be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

**History**

A portion of the property was rezoned in 1971 (Rez #71100) from Industrial (I) & RA (Single Family, Medium Density) to RD for the development of single-family homes and apartments. Only the portion that is currently zoned RD was approved. In 1981, another request to rezone (REZ #80130) a portion of the existing RA in the current request was denied.

**Staff Analysis**

The applicant has requested the rezoning of approximately 31.63 acres from RA to RD with conditions. When evaluating a rezoning request, the Planning Commission needs to consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). However, the Planning Commission should also take into account the proposed limitation on uses offered by the applicant.

*Allowed land uses*

Uses permitted in the RA zoning district include single family dwellings, public parks, playgrounds, playfields, and other public open space for recreational uses, golf courses, and customary agricultural operations. Uses allowed by special use permit in RA zoning include the following:

- Golf driving ranges or mini-golf courses
- Club buildings for outdoor sports
- Commercial kennels
- Institutions for human care (hospitals, nursing homes)
- Religious institutions
- Public, private, or quasi-public and social institutions
- Camps
- Cemeteries
- Airports

**Rezoning #23030 (5010 Park Lake & V/L)  
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- Adult care centers and group adult care homes
- Private resorts and recreational camps
- Public buildings and public service installations

Two family dwellings (duplexes) are the only use allowed by right in the RD zoning district. Any mix of single, duplex, or multiple family dwellings with three or more units is allowed by special use permit.

*Development Options*

Under the current RA zoning development options include establishing a platted subdivision, a planned unit development (PUD), a planned residential development (PRD), or creating metes and bounds lots. Development options under the proposed RD zoning include constructing multiple family buildings, duplexes, and single-family homes (only in conjunction with a multiple family development and limited to a maximum of 50% of the total number of multiple family units) or creating a PUD. The figures below are only estimates and do not factor in topography, soils, utilities, site layout, or other factors that may limit buildable area.

*Density Estimate – Proposed RD zoning*

While the RD zoning district allows a maximum of eight units per acre, to determine the maximum number of units on sites with wetlands or floodplain (wetlands but not floodplain are present on this site) a formula from the multiple family zoning ordinance (Section 86-376(f)(12)) is applied. The formula includes the multiplication of the land area outside of wetlands by the allowable density allowed in the zoning district by the percentage of the site covered by wetlands, expressed as a decimal, plus one. For estimation purposes the entire site acreage of 21.88 acres will be used, which includes the eastern portion of Parcel #17-476-024 already zoned RD. As stated above in the section on Wetlands, the regulatory status of Wetland E requires the Township Board to determine if it is essential. Assuming this happens, which historically has been the case, based on the wetland delineation there are a total of 0.76 acres of regulated wetlands out of the 21.88-acre site. Using the formula from above, density for the site would be calculated as follows:

Maximum number of units = 21.12 acres of non-wetland land x 8 dwelling units per acre allowed in the RD zoning district x 1.03 percent of the site covered by wetlands expressed as a decimal (plus one). The estimated maximum number of lots allowed in a future development would be 174.

*Density Estimate – Existing RA & RD zoning (metes and bounds)*

The subject site has two separate areas of frontage on Park Lake Road of 458.77' and 224'. The current RA zoning district requires minimums of 80 feet of lot frontage and 10,000 square feet of lot area. Without regard to potential irregular lot shapes or the Township's maximum 3:1 lot depth to width ratio, it is estimated that seven lots could be developed along Park Lake Road. The number of parcels is ultimately subject to the total number of splits allowed under the Land Division Act.

The existing RD zoning does not have any frontage along the road, making that portion currently undevelopable.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

**Attachments**

1. Rezoning application and attachments.
2. Rezoning criteria.

**CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PHONE: (517) 853-4560, FAX: (517) 853-4095**

**REZONING APPLICATION**

**Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.**

**Part I**

A. Owner/Applicant Redwood Living (c/o Emily Engelhart)  
Address of applicant 7007 East Pleasant Valley Road, Independence, OH 44131  
Telephone: Work (248) 930-2123 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email eengelhart@byredwood.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person Bergmann (c/o Ian Graham, PE)  
Address 7050 West Saginaw Highway, Lansing, MI 48917  
Telephone: Work (517) 827-8681 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email igraham@bergmannpc.com

C. Site address/location Park Lake Road  
Legal description (Attach additional sheets if necessary) See attached  
Parcel number 17-476-024 & 17-476-016 Site acreage 36.03

D. Current zoning RA Requested zoning RD

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
  - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
  - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

**Part II**

**REASONS FOR REZONING REQUEST**

**Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.**

A. Reasons why the present zoning is unreasonable: **See attached cover letter for all information on this page.**

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_

**Part III**

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes    No   (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Emily Engelhart Quail  
Signature of Applicant

08/21/2023  
Date

Emily Engelhart Quail  
Type/Print Name

Fee: \_\_\_\_\_ Received by/Date: \_\_\_\_\_



Tim Schmitt  
Director of Community Planning and Development  
5151 Marsh Road  
Okemos, MI 48864  
(517) 853-4506

August 22, 2023

RE: Application for Conditional Rezoning – Redwood USA, LLC  
Parcel: 33-02-02-17-476-024, Park Lake Road

Tim,

On behalf of Redwood USA, LLC, this Application for Rezoning is submitted relating to the use and development of the real property located within the Township, which is known as Tax Parcel Number 33-02-02-17-476-024, consisting of approximately 36.03 acres on Park Lake Road north of Grand River Avenue (the "Property"), as more fully described in the Application and its attachments. The Property consists of an old parking lot with no structures. The Property is currently split-zoned with the southern area being RD, Multiple-Family and the northern area being RA, Single-Family Medium Density. Redwood proposes to conditionally rezone a portion of the RA, Single-Family Medium Density and the existing RD, Multiple-Family district to RD, Multiple-Family (with conditions) and maintain the RA zoning designation of the Property that is not to be developed. A legal description and exhibit of the area to be conditionally rezoned is included with the application package. Enclosed are the following documents in accordance with our understanding of the Township's requirements:

1. One (1) copy of the signed Application for Rezoning.
2. Owner authorization letter allowing Redwood to submit a rezoning application.
3. A trip generation report.
4. Legal description and exhibit of the property (Exhibit A)
5. Legal description and exhibit of the proposed area of conditional rezoning (Exhibit B)
6. Check made payable to Meridian in the amount of \$1,850 for the Application fee.

### **Residential Project**

Redwood proposes to develop the Property into single-story multiplex or townhouse homes, each with two bedrooms, two baths, and its own attached garage (the "Project"). The Project will utilize the high design and architectural standards typical of Redwood neighborhoods while keeping its own branding and unique identity. Redwood has successfully developed similar projects in nearby communities.

Redwood neighborhoods are not age-restricted and comply with all Fair Housing practices, however, they are designed to appeal to the empty-nester, active adult community, with attached garages, no stairs, and with compliant ADA accessibility features. Redwood prides itself on creating a community of peace, quiet, and comfort for its residents by (i) constructing a carefully planned neighborhood; (ii) limiting on-site amenities; (iii) closely managing its neighborhoods with onsite personnel; and, (iv) adhering to strict rental standards. Redwood strictly adheres to all Fair Housing-required rental practices.

With a maintenance-free lifestyle and single-story design, Redwood neighborhoods provide the Township an opportunity to allow its current residents to age in place while remaining invested in familiar businesses, health care providers, and friend and family networks.



### **Conditions of Rezoning**

Redwood proposes to rezone an approximately 8.8 AC portion of the Property (see attachment) from RA, Single-Family Medium Density, to RD, Multiple-Family, subject to a conditional rezoning plan, specific conditions of development, and a recorded conditional zoning agreement. The conditional rezoning plan depicts, and will control, the location of buildings, drives, roads, sidewalks, and stormwater area. The specific conditions offered by Redwood provide substantial benefits and certainty for the Township and its residents. The conditions offered as a condition of the approval of rezoning are:

1. Limited Permitted Uses - The future use of the Property shall be limited to only residential “Group Housing” under the RD Zoning District, along with the typical ancillary, accessory, and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the RM Zoning District will be prohibited. The prohibited uses include the following: Two family dwellings, Tourist Homes, Lodging Houses, Boarding Homes; Places of Worship; Private Schools; Colleges and Universities; Convalescent and Nursing Homes or Hospices; Daycare and Nursery Schools; Detached One Family Planned Project; General Hospital; Group Daycare; Housing for the elderly or senior citizen housing; Commercial Recreation; Planned Unit Development; Private Clubs, Fraternal Organizations, Lodge Halls, Cultural Centers, Union Halls; Public Utility Buildings.
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 35 feet high and up to 2.5 stories in the RD zoning district.
3. Building length limitation - No building shall exceed 196 feet in length. The RD Zoning District does not limit the building length.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The RD Zoning District allows 500 square feet of floor area per unit for a 2 room unit.
5. Private Roads – All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to RD, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.

### **Rezoning Considerations**

In consideration of the factors considered by the Township during a rezoning request; Redwood offers the following commentary:

#### **Reasons why the present zoning is unreasonable:**

1. There is an error in the boundaries of the Zoning Map, specifically: **The property is currently split zoned and cannot be developed for this use unless a rezoning occurs.**
2. The conditions of the surrounding area have changed in the following aspects:
  - a. **The property is currently split zoned.**
3. The current zoning is inconsistent with the Township’s Master Plan, explain: **n/a**
4. The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: **n/a**



5. The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted and the zoning has exempted the following legitimate uses from the area: **n/a**
6. The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: **n/a**

Reasons why the requested rezoning is appropriate:

1. Requested rezoning is consistent with the Township’s Master Plan:
 

**From the Township’s Master Plan Goal 1.A.1: “Prevent inconsistent uses from encroaching into residential areas.”**

**The proposed rezoning will provide a desirable, attractive neighborhood, and eliminate the possibility of an inconsistent use by a single-entity owning the entirety of the Property.**

**From the Township’s Master Plan Goal 1.A.4: “Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.”**

**The proposed development will place all improvements within the southern portion of the Property near the commercial areas, public transit, and other services. The northern portion of the site will remain undeveloped for preservation of natural environment.**

**From the Township’s Master Plan Goal 1.B.1: “Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.”**

**The development will minimize intrusion of development and endeavor to place improvements upland of wetland areas to preserve natural environment.**

**From the Township’s Master Plan Goal 1.B.3: “Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.”**

**The proposed development includes interior sidewalks for walkability and passive recreation. Sidewalks will be provided throughout the neighborhood with connectivity to public right of way and to public transit available along Grand River Avenue.**

**From the Township’s Master Plan Goal 1.B.5: “In all subdivisions and residential developments, encourage layouts that maintain maximum green space and/or common open space.”**

**The proposed development will place improvements in the southern portion of the Property and preserve the natural environment in the northern portion of the Property.**
2. Requested rezoning is compatible with other existing and proposed uses surrounding the site:
 

**The Property is situated between commercial and single-family residential. The proposed rezoning allows for a smooth transition from higher intensity commercial use to a lower intensity single-family by providing a single-story residential product.**
3. Requested rezoning would not result in significant adverse impacts on the natural environment:
 

**Existing regulated wetlands along with the natural environment in the northeast portion of the Property would be preserved.**
4. Requested rezoning would not result in significant impact on traffic circulation, water and sewer systems, education, recreation or other public services:
 

**Trip generation from the site will be decreased when comparing the existing allowable zoning uses to the proposed Redwood development. Additionally, our data shows a traffic impact study is not warranted based on the peak hour trips. Water and sewer systems can service the site without any improvements to public infrastructure. As a Redwood community with uni, the property will not**



**receive homestead tax exemptions and will pay the full millage. Additionally, while Redwood rents to all qualified applicants the average age of our residents in Neighborhoods is 51 and thus typically creates a net-positive on existing educational facilities.**

5. Requested rezoning addresses a proven community need:  
**This proposed rezoning provides for missing middle-housing, the opportunity to age-in-place and provides housing filtration. This rezoning allows for people who would prefer to move out of the maintenance of a single-family home into the maintenance-free lifestyle of a Redwood Neighborhood. Therefore opening up more opportunities for families to move into a single-family home and allowing for more diverse housing options in the Township for renters-by-choice.**
6. Requested rezoning results in logical and orderly development in the Township:  
**This rezoning will allow for the development of parcel that is otherwise difficult to develop under other zoning districts with respect to private access drives, wetlands, topography, and floodplain.**
7. Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services:  
**The rezoning will remove the burden of public roads and sidewalks by providing private access drives and sidewalks. As noted previously, due to the Property's boundary, topography, and environmental features the development challenges will only allow for a successful development for limited uses.**

Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Tim. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at [ian.graham@collierseng.com](mailto:ian.graham@collierseng.com) or Emily Engelhart at (248) 930-2123 / [eengelhart@byredwood.com](mailto:eengelhart@byredwood.com)

Sincerely,

Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)

Exhibit "A"

Property

THE E 8 AC OF NE 1/4 OF SE 1/4 OF SEC 17 ALSO BEG @ SE COR SEC 17 -N 0 DEG 23'45" W ON E SEC LN 1319.43 FT TO E 1/8 COR OF SE 1/4 SEC 17 -N 89 DEG 56'02" W ON 1/8 LN 270 FT -S 0 DEG 23'45" E 360 FT -N 89 DEG 56'02" W 145 FT -S 0 DEG 23'45" E 446.9 FT -N 89 DEG 07'30" W 214 FT -N 0 DEG 49'42" W 365.10 FT TO C/L OF PRIVATE DR -S 89 DEG 15'48" W 432.54 FT ON C/L DRIVE -S 83 DEG 52'02" W ON C/L DR 261.86 FT TO C/L PARK LAKE RD -S 0 DEG 09'00" W ON C/L RD 360 FT M/L TO A PT 438.8 FT N OF S SEC LN -S 89 DEG 53'30" E 317 FT -S 423.8 FT -E 140.2 FT -S 60 FT TO S SEC LN -E ON S SEC LN 862 FT M/L TO POB EXC- G.T.W. RR R/W, ALSO A PART OF SEC 20 DESC AS THAT PART OF NE 1/4 OF NE 1/4 SEC 20 LYING N OF M-43 & W OF G.T.W. RR EXC- THE W 458 FT THEREOF PART SEC 17 & 20 T4NR1W 33.85 AC M/L

Tax Parcel No. 33-02-02-17-476-024  
Vacant Land, Park Lake Road



M17-41-2 BEG. AT PT 1003.2 FT W & 60 FT N OF SE COR SEC 17 - W PLL WITH S SEC LINE 317.8 FT TO NS 1/8 LINE - N ON 1/8 LINE 224 FT - E PLL WITH S SEC LINE 317.8 FT - S 224 FT TO BEG. ON SE 1/4 OF SEC 17, T4N R1W.

Tax Parcel No. 33-02-02-17-476-016  
Commonly known as 5010 Park Lake Road





To: Emily Engelhart  
Redwood

Re: Redwood – Meridian Township, MI  
Trip Generation Study

From: Steven J. Russo, PE  
Transportation Engineer

Date: August 15, 2023

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## INTRODUCTION

This memorandum presents an evaluation of traffic generation for the proposed Redwood residential development project in Meridian Township, Ingham County, Michigan. The project site is located near the northeast corner of the Grand River Avenue (M-43) & Park Lake Road intersection and is currently vacant. The proposed development plans include construction of 106 single-story residential units with site access provided via two driveways to Park Lake Road. The subject site is approximately 22 acres with 13.2 acres currently zoned Multiple-Family Low Density (RD) and 8.7 acres zoned One-Family Medium Density (RA).

The Township Zoning Ordinance describes the land uses permitted by-right under the existing RA and RD zoning classifications. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11<sup>th</sup> Edition*. Furthermore, the maximum allowable building density for each land use scenario must be determined, where trip generation data by site acreage is not available.

For the existing RD zoning, "Multifamily Housing Low-Rise" (Land Use #220) is most appropriate for potential development and allows a maximum density of eight units per acre, resulting in a maximum density of 105 units for this site. For the existing RA zoning, "Single-Family Detached Housing" (Land Use #210) is most appropriate for potential development and allows a maximum density of 4.3 units per acre, resulting in a maximum density of 37 units for this site.

The potential maximum number of peak hour and daily vehicle trips generated by this site under existing zoning were forecast based on the rates and equations published by ITE in *Trip Generation, 11<sup>th</sup> Edition*. ITE publishes average trip generation rates for a wide variety of land uses, as well as regression equations for some. For all of the residential land uses evaluated for this study, the regression equation was determined to be most appropriate based on ITE methodologies outlined in the ITE *Trip Generation Manual*.

A trip generation was also completed specific to the proposed Redwood development. The characteristics of a Redwood development are not explicitly reflected by the land use categories published by ITE. With attached rental homes and a majority of residents over the age of 55, this development will generate less trips than a typical multifamily development. Two separate trip generation studies have been performed for Redwood developments: one by CESO, Inc. in 2019, and one by Oxbow Engineering in 2010. The CESO study included four sites in Michigan, and the Oxbow study included three sites in Ohio, consistent with ITE recommended practice. Data from the two studies were combined to calculate a trip generation rate specific to Redwood developments. These results indicate that a Redwood development can be expected to generate 0.33 trips per unit during the AM peak hour and 0.43 trips per unit during the PM peak hour as summarized in Table 1.



**Table 1: Redwood Trip Generation Data**

Location	Dwelling Units	AM Peak Hour				PM Peak Hour			
		In	Out	Total	Rate	In	Out	Total	Rate
Brownstown Township, MI	115	9	32	41	0.36	34	20	54	0.47
Canton Township, MI	93	4	22	26	0.28	29	10	39	0.42
Commerce Township	98	7	24	31	0.32	24	14	38	0.39
Shelby Township, MI	140	8	38	46	0.33	35	21	56	0.40
Findley, OH	84	6	33	39	0.46	31	13	44	0.52
Akron, OH	95	4	19	23	0.24	22	10	32	0.34
Wooster, OH	158	11	43	54	0.34	50	25	75	0.47
<b>Total</b>	<b>783</b>	<b>49</b>	<b>211</b>	<b>260</b>	<b>0.33</b>	<b>225</b>	<b>113</b>	<b>338</b>	<b>0.43</b>
<b>Average Directional Distribution</b>		<b>19%</b>	<b>81%</b>			<b>67%</b>	<b>33%</b>		

Comparison with the most similar ITE land use categories indicates that the trip making characteristics of a Redwood development are between that of an attached senior housing development and low-rise multifamily uses. Based on this comparison, the trip generation data specific to Redwood was determined to be valid and most appropriate for use in this study as it represents conditions specific to the proposed development. The results of the trip generation comparison between existing zoning and the proposed Redwood development are summarized in Table 2.

**Table 2: Site Trip Generation Comparison**

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing RA Zoning	Single-Family Residential	210	37	Dwelling Units	404	8	22	30	25	14	39
Existing RD Zoning	Multifamily Low-Rise	220	105	Dwelling Units	748	13	42	55	42	24	66
<b>Maximum Trips for Existing Zoning</b>					<b>1,152</b>	<b>21</b>	<b>64</b>	<b>85</b>	<b>67</b>	<b>38</b>	<b>105</b>
Proposed Development	Redwood		106	Dwelling Units	657	7	28	35	31	15	46
<b>Potential Change in Trips</b>					<b>-495</b>	<b>-14</b>	<b>-36</b>	<b>-50</b>	<b>-36</b>	<b>-23</b>	<b>-59</b>

The results of the trip generation comparison indicate that the proposed development would result in a decrease in daily and peak hour trips as compared to the uses permitted by right under the existing zoning classifications. Additionally, according to Township Ordinance and *Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities*, the forecast number of site-generated vehicle trips for the proposed Redwood development does not meet the thresholds to require traffic impact analysis or further study.

Any questions related to this memorandum, analyses, and results should be addressed to Bergmann.

**Attached:** Redwood Trip Generation Data



# TRIP GENERATION STUDY

*Prepared for:*  
Redwood USA, LLC.  
7510 East Pleasant Valley Road  
Independence, OH 44131

*Prepared by:*  
CESO, Inc.  
13060 Old US 27, Suite D  
Dewitt, MI 48820  
(517) 622-3000

May 2019

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## 1. Introduction

### 1.1. Purpose

The purpose of this report is to determine the trip generation data for a typical Redwood development. Currently, trip generation data must be obtained from the 10<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Four (4) sites were selected within the state of Michigan (see Figure 1). These sites were relatively similar in size and design. Trip generation data was obtained at the selected sites according to guidelines set forth in the ITE Trip Generation Manual.

The following sections of this report discuss the methodology in determining the trip generation data for a typical Redwood development.

### 1.2. Study Procedure

In order to determine the trip generation data for a typical Redwood development, the following steps were taken:

1. Four (4) similar Redwood developments were chosen within the state of Michigan to be included in this analysis.
2. Manual driveway counts were conducted by Gewalt Hamilton Associates, Inc. at each of the selected sites during a typical weekday (Tuesday, Wednesday, Thursday) during the following AM, Mid-Day, and PM Peak Hour time frames: 7:00 AM – 9:00 AM, 11:00 AM – 1:00 PM, and 4:00 – 6:00 PM.
3. Summarize the data to determine inbound and outbound trips at each access driveway for each study location.
4. Determine the average trip rate for each study location based on a weighted average trip rate.
5. Perform a regression analysis for each study location to determine the percent of variance in the number of trips associated with the variance in the size of the independent variable.
6. Summarize the trip rates for each site individually and summarize trip rates of all six (6) study locations together.

### 1.3. References

This report utilizes information provided by the following sources:

1. Trip Generation Manual. 10<sup>th</sup> ed. Washington, DC: Institute of Transportation Engineers, 2017.



## 2. Definition of Terms

The following is a summary of the terms that are used in the study. These terms are defined in order to explain the data analysis and results obtained from this study. These terms were taken from Chapter 3 of the 10<sup>th</sup> Edition of the ITE Trip Generation Manual.

### ***Average Trip Rate***

The average trip rate is the weighted average of the number of vehicle or person trips entering or exiting a development site per one unit of the independent variable (e.g., trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by summing all trips or trip ends and all independent variable units where paired data are available, and then dividing the sum of the trip ends by the sum of the independent variable units. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted. The data plot includes a dashed line corresponding to the weighted average rate, extending between the lowest and highest independent variable values for data points.

### ***Average Trip Rate for the Peak Hour of the Adjacent Street Traffic***

The average trip rate for the peak hour of the adjacent street traffic is the one-hour weighted average vehicle trip generation rate at the site between 7 AM and 9 AM, 11 AM and 1 PM, and 4 PM and 6 PM, when the combination of its traffic and the traffic on the adjacent street is the highest. If the adjacent street traffic volumes are unknown, the average trip rate for the peak hour of the adjacent street represents the highest hourly vehicle trip ends generated by the site during the traditional commuting peak periods of 7 AM to 9 AM, 11 AM to 1 PM, and 4 PM to 6 PM.

### ***AM, Mid-Day, and PM Peak Hour Volume of Adjacent Street Traffic***

The AM, Mid-Day, and PM peak hour volume of adjacent street traffic is the highest hourly volume of traffic on the adjacent street during the AM, Mid-Day, and PM, respectively.

### ***Average Trip Rate for the Peak Hour of the Generator***

The average trip rate for the peak hour of the generator is the weighted average vehicle trip generation rate during the hour of highest volume of traffic entering and exiting the site during the AM, the Mid-Day, or the PM hours. It may or may not coincide in time or volume with the trip rate for the peak hour of the adjacent street traffic. The trip rate for the peak hour of the generator will be equal to or greater than the trip rate for the peak hour between 7 AM and 9 AM, 11 AM and 1 PM, or between 4 PM and 6 PM.

### ***Dwelling Unit***

A residential location such as a house, apartment, condominium, townhouse, mobile home, or manufactured home in which people may live. An occupied dwelling unit is a dwelling unit in which people currently live.

**Independent Variable**

An independent variable is a physical, measurable, or predictable unit describing the study site or generator that can be used to predict the value of the dependent variable (trip ends). Some examples of independent variables used in this book are GFA (gross floor area), employees, seats, and dwelling units.

**Trip or Trip End**

A trip or trip end is a single or one direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period.

**3. Data Collection**

**3.1. Site Characteristics**

Data was collected at four (4) similar sites within the state of Michigan. The following is a summary of each site in terms of dwelling units.

**Table 1  
Site Characteristics**

Redwood Location	Size	Unit
Brownstown Township, MI – Red Hawk Landing	115	Dwelling Units
Canton, MI – Enclave at Brownstown	93	Dwelling Units
Commerce Charter Township, MI – Four Seasons	98	Dwelling Units
Shelby Charter Township, MI – River Birch Bend	140	Dwelling Units

These study sites range in size from 93 dwelling units to 140 dwelling units.

**3.2. Summary of Count Data**

Manual counts were conducted at each of the above listed study locations during the following time periods:

- Weekday AM Peak Hour (7:00 AM – 9:00 AM)
- Weekday Mid-Day Peak Hour (11:00 AM – 1:00 PM)
- Weekday PM Peak Hour (4:00 PM – 6:00 PM)

These counts focused on collecting the inbound and outbound volumes at each driveway for each study location. Traffic Count Data Sheets for each of the four (4) study locations can be found in Appendix A through Appendix D.

Table 2 summarizes the inbound and outbound volumes for the following peak time periods.

- Weekday – AM Peak Hour of Adjacent Street Traffic
- Weekday – Mid-Day Peak Hour of Adjacent Street Traffic
- Weekday – PM Peak Hour of Adjacent Street Traffic

**Table 2  
Summary of Driveway Volumes (Inbound & Outbound)  
During Peak Hour Time Periods**

Location	Size	Unit	Total Generated Trips								
			Weekday AM Peak Hour			Weekday Mid-Day Peak Hour			Weekday PM Peak Hour		
			Trips			Trips			Trips		
			Tot	In	Out	Tot	In	Out	Tot	In	Out
Brownstown Township, MI	115	Dwelling Units	41	9	32	29	12	17	54	34	20
<i>Entering (%) / Exiting (%)</i>			100%	22%	78%	100%	41%	59%	100%	63%	37%
Canton, MI	93	Dwelling Units	26	4	22	26	8	18	39	29	10
<i>Entering (%) / Exiting (%)</i>			100%	15%	85%	100%	31%	69%	100%	74%	26%
Commerce Charter Township, MI	98	Dwelling Units	31	7	24	46	20	26	38	24	14
<i>Entering (%) / Exiting (%)</i>			100%	23%	77%	100%	43%	57%	100%	63%	37%
Shelby Charter Township, MI	140	Dwelling Units	46	8	38	49	25	24	56	35	21
<i>Entering (%) / Exiting (%)</i>			100%	17%	83%	100%	51%	49%	100%	63%	37%
<i>Total Average Rate</i>											

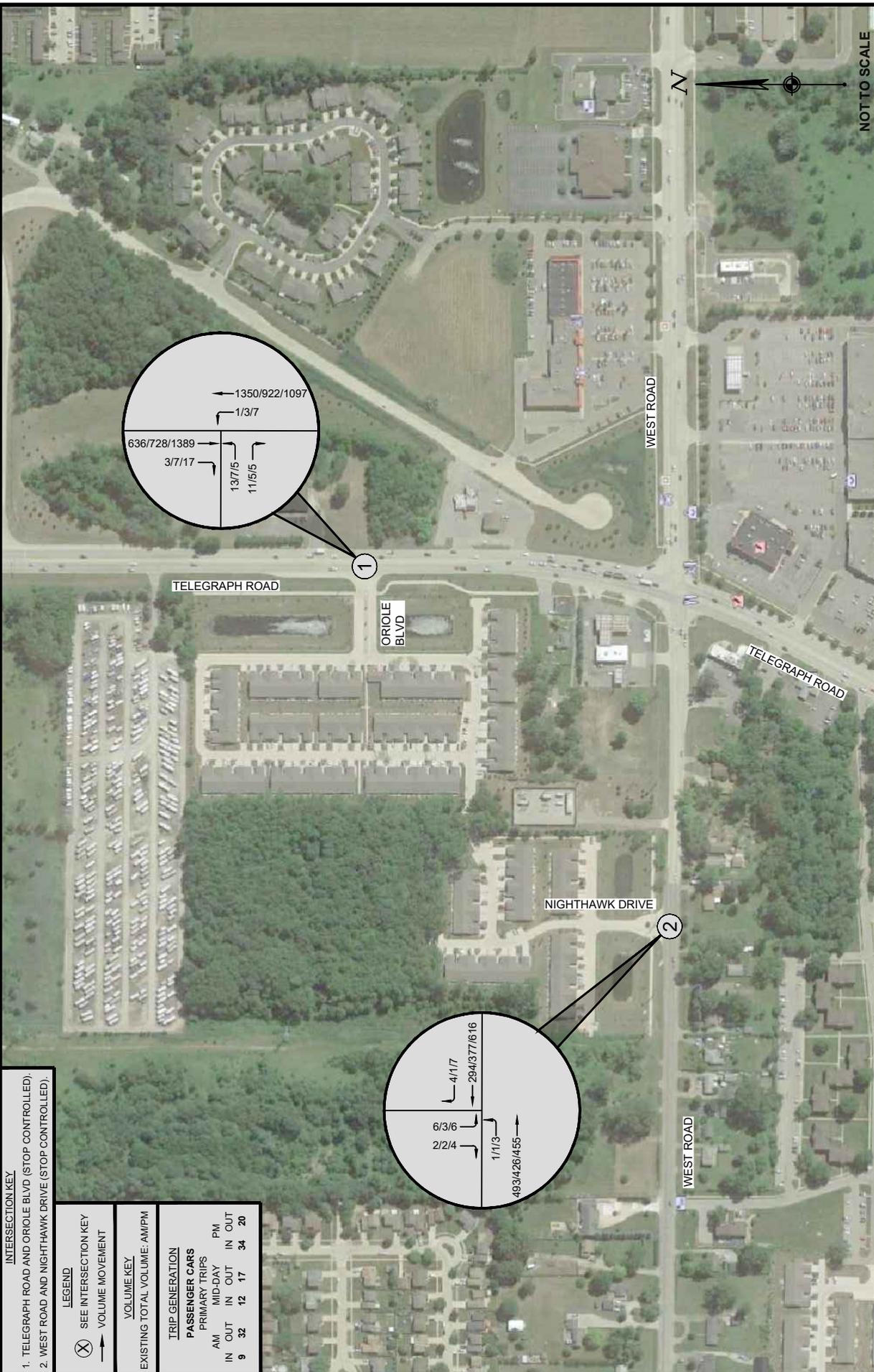
The Weekday AM, Mid-Day, and PM inbound and outbound traffic volumes for each of the four (4) locations are illustrated on Figures 2-5 of the report.

**INTERSECTION KEY**  
 1. TELEGRAPH ROAD AND ORIOLE BLVD (STOP CONTROLLED).  
 2. WEST ROAD AND NIGHTHAWK DRIVE (STOP CONTROLLED).

**LEGEND**  
 ⊗ SEE INTERSECTION KEY  
 → VOLUME MOVEMENT

**VOLUME KEY**  
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION		PASSENGER CARS		PRIMARY TRIPS		MID-DAY		PM	
IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
9	32	12	17	34	20				



**FIGURE 2**

DATE: 05/10/2019  
 JOB NO.: 756452-01  
 DESIGN: TMC  
 DRAWN: TMC  
 CHECKED: REM  
 PAGE 8

**EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES**

REDWOOD TRIP GENERATION STUDY

BROWNSTOWN TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

**CESO**  
 WWW.CESOCINC.COM

INTERSECTION KEY  
 1. HAGGERTY ROAD AND MONUMENT BLVD (STOP CONTROLLED).

LEGEND  
 (X) SEE INTERSECTION KEY  
 → VOLUME MOVEMENT

VOLUME KEY  
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION	
PASSENGER CARS	
PRIMARY TRIPS	
AM	PM
IN	OUT
4	22
8	18
29	10



FIGURE 3  
 DATE: 05/10/2019  
 JOB NO.: 756452-01  
 DESIGN: TMC  
 DRAWN: TMC  
 CHECKED: REM  
 PAGE 9

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES  
 REDWOOD TRIP GENERATION STUDY  
 CANTON  
 WAYNE COUNTY, MICHIGAN

- INTERSECTION KEY**
1. UNION LAKE ROAD AND GROVE STREET/GROVE ROAD (STOP CONTROLLED).
  2. GROVE STREET AND WENDY'S DRIVEWAY (STOP CONTROLLED).

**LEGEND**

	SEE INTERSECTION KEY
	VOLUME MOVEMENT
	BALANCED VOLUME

**VOLUME KEY**

EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION	
PASSENGER CARS	
PRIMARY TRIPS	
AM	PM
IN	OUT
7	24
20	26
24	14



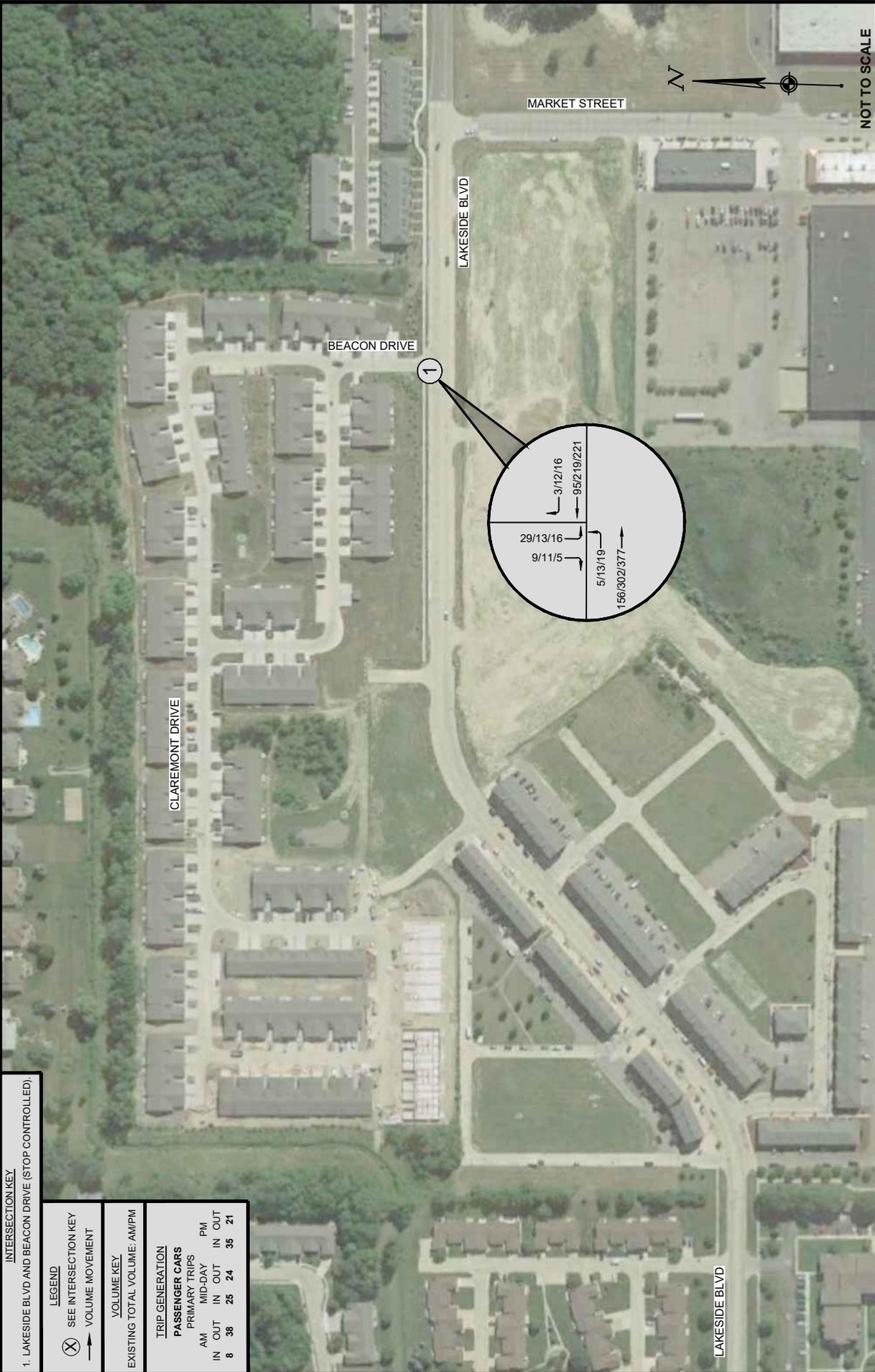
**INTERSECTION KEY**  
 1. LAKESIDE BLVD AND BEACON DRIVE (STOP CONTROLLED).

**LEGEND**  
 (X) SEE INTERSECTION KEY  
 → VOLUME MOVEMENT

**VOLUME KEY**  
 EXISTING TOTAL VOLUME: AM/PM

**TRIP GENERATION**

PASSENGER CARS		PRIMARY TRIPS		MID-DAY		PM	
IN	OUT	IN	OUT	IN	OUT	IN	OUT
8	38	25	24	35	21		



NOT TO SCALE

**FIGURE 5**

DATE	05/10/2019
JOB NO.	756452-01
DESIGN	TMC
DRAWN	TMC
CHECKED	REM
PAGE	11

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

SHELBY CHARTER TOWNSHIP  
 MACOMB COUNTY, MICHIGAN



## 4. Data Analysis

### 4.1. Reported Statistics

Each of the four (4) study locations were analyzed to determine the weighted average trip rate and regression analysis. The following is a discussion of each of the above reported statistics and how they were obtained:

#### 4.1a. Average Trip Rate (Weighted)

The average trip generation rates shown in this study were calculated on the basis of a weighted average trip rate. As with the ITE Trip Generation Manual, 10<sup>th</sup> Edition, the weighted average trip rate was used rather than the average of the individual rates because of the variance found within each data set. Sites with a large variance from the mean would have over-influenced the average rate had they not been weighted. Table 3 summarizes the average trip rate for each study.

#### 4.1b. Regression Analysis

This analysis examined the independent variable and the number of trips in order to generate a regression curve, a regression equation, and a coefficient of determination ( $R^2$ ) for each time period. According to the information found in the ITE Trip Generation Manual, 10<sup>th</sup> Edition, “the coefficient of determination is defined as the percent of the variance in the number of trips associated with the variance in the size of the independent variable. If the  $R^2$  value is 0.75, then 75 percent of the variance in the number of trips is accounted for by the variance in the size of the independent variable.”

**Table 3**  
**Summary of Average Trip During Peak Hour Time Periods**

Location	Dwelling Units	Weekday AM Peak Hour of Adjacent Street Traffic	Weekday Mid-Day Peak Hour of Adjacent Street Traffic	Weekday PM Peak Hour of Adjacent Street Traffic
Brownstown Township, MI	115	0.36	0.25	0.47
Canton, MI	93	0.28	0.28	0.42
Commerce Charter Township, MI	98	0.32	0.47	0.39
Shelby Charter Township, MI	140	0.33	0.35	0.40
<b>Average Trip Rate</b>		<b>0.32</b>	<b>0.34</b>	<b>0.42</b>

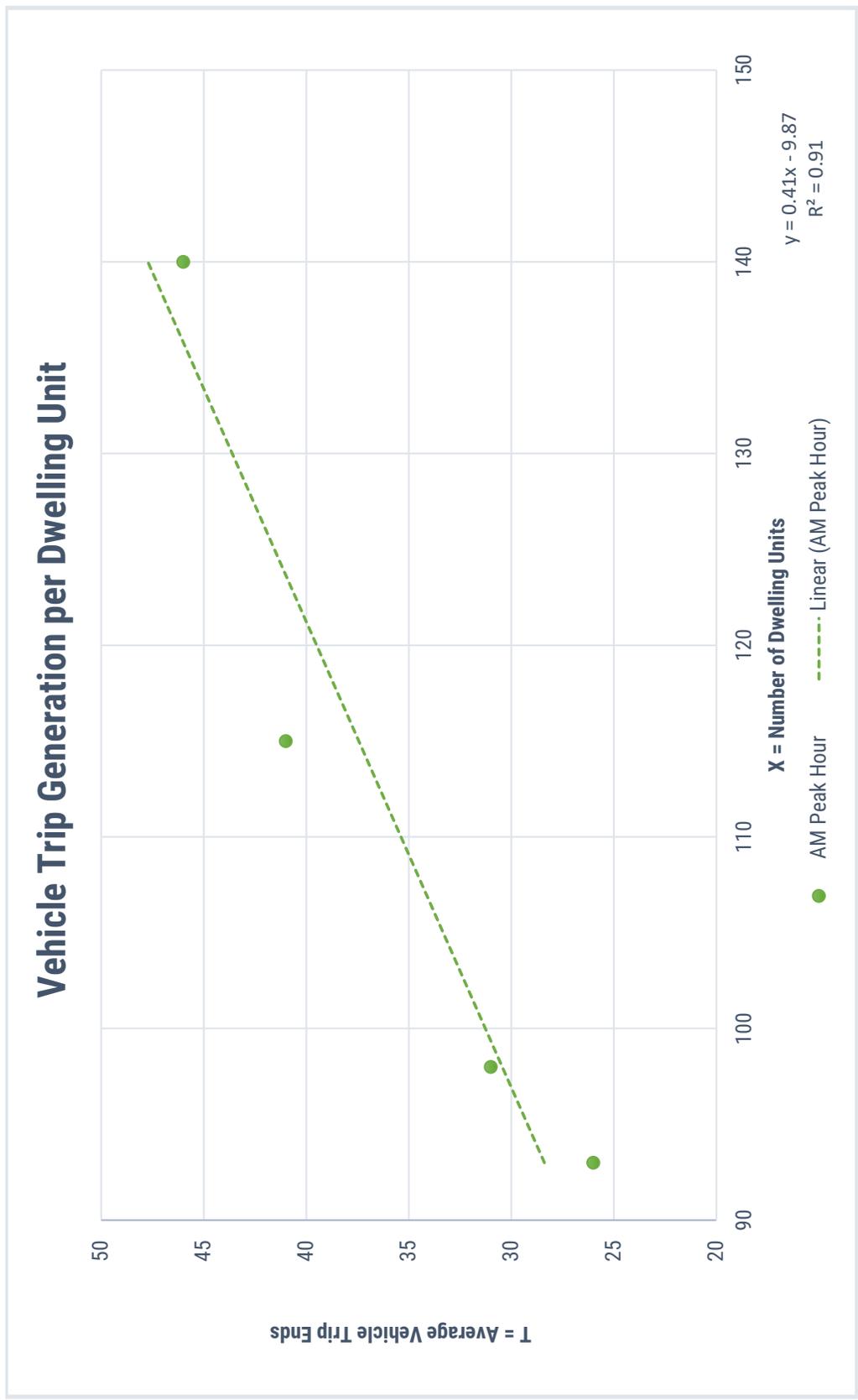
**Table 4**  
**Summary of Average Trip Rate (Weighted) During Peak Hour Time Periods**

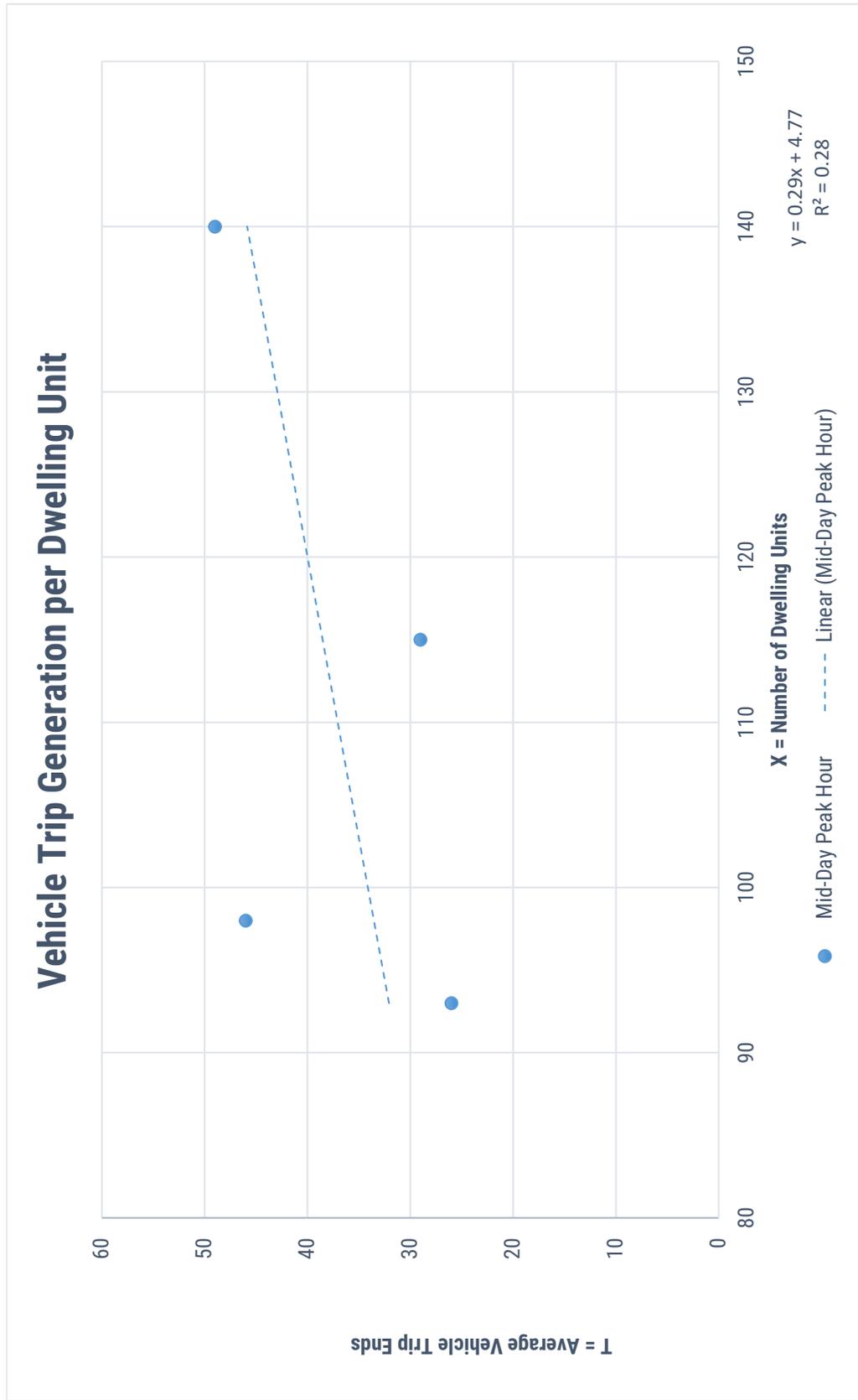
Location	Dwelling Units	Weekday AM Peak Hour of Adjacent Street Traffic	Weekday Mid-Day Peak Hour of Adjacent Street Traffic	Weekday PM Peak Hour of Adjacent Street Traffic
Brownstown Township, MI	115	41	29	54
Canton, MI	93	26	26	39
Commerce Charter Township, MI	98	31	46	38
Shelby Charter Township, MI	140	46	49	56
<b>Total Trips</b>		<b>144</b>	<b>150</b>	<b>187</b>
<b>Average Trip Rate</b>		<b>0.32</b>	<b>0.34</b>	<b>0.42</b>

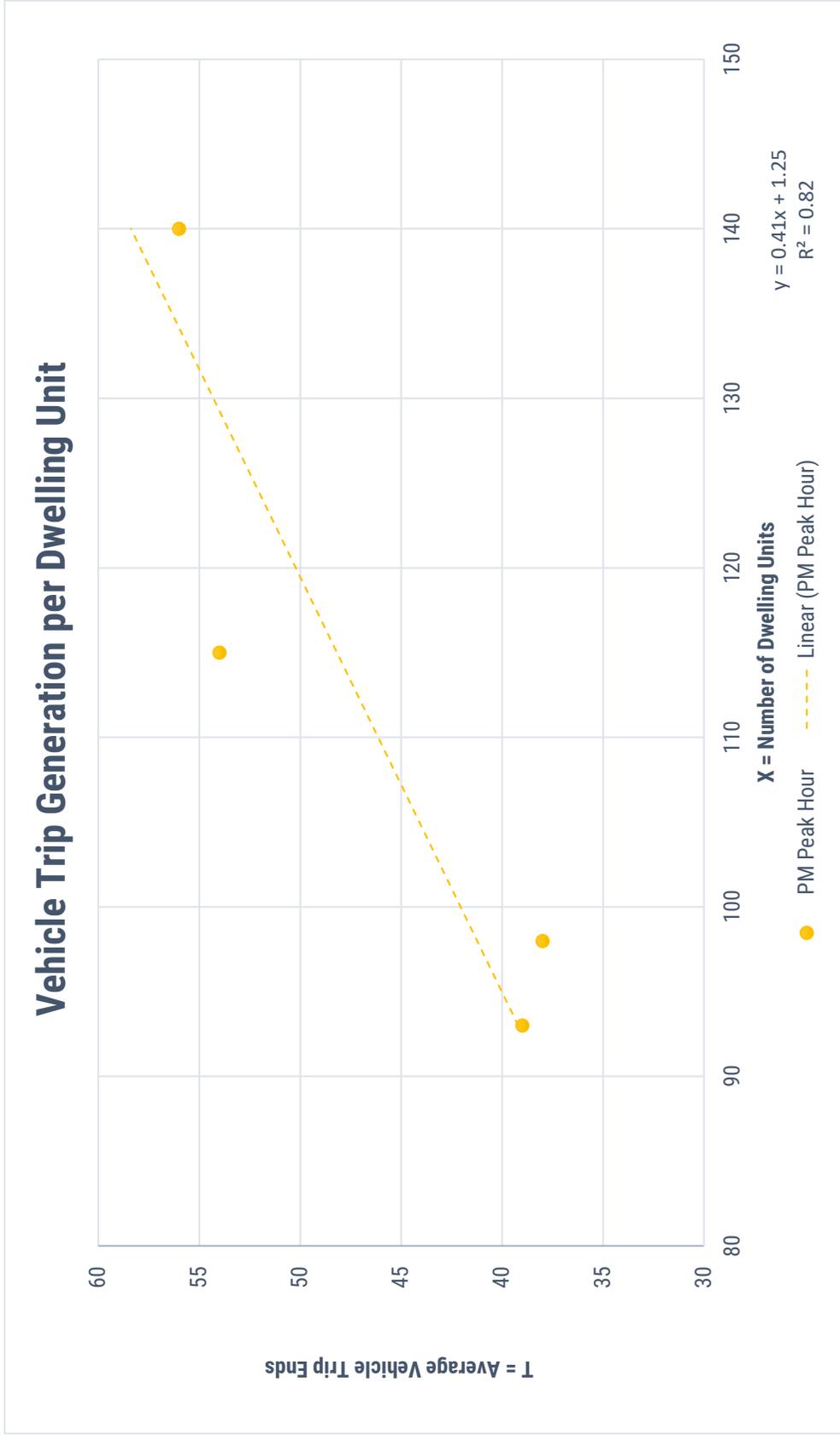
#### **4.2. Data Plots**

Each of the four (4) study locations were converted into data plots. Data plots provide a display of the variance within the data base. The data points represented on the plots are not trip generation rates; rather, they are the observed number of trips, plotted against the size of the independent variable (dwelling units). Data plots have been made for each of the four (4) study locations (illustrated on Figures 6-8) for the following time periods:

- Weekday – AM Peak Hour of Adjacent Street Traffic
- Weekday – Mid-Day Peak Hour of Adjacent Street Traffic
- Weekday – PM Peak Hour of Adjacent Street Traffic







**TRIP GENERATION RATES SUMMARY**

for

**THE TRAILS AT MONTVILLE**

	<i>A.M. PEAK</i>			<i>P.M. PEAK</i>		
	<i>Trip Rate</i>	<i>Enter</i>	<i>Exit</i>	<i>Trip Rate</i>	<i>Enter</i>	<i>Exit</i>
<i>Findley - Hunters Crossing 84 Units</i>	.46	15%	85%	.52	70%	30%
<i>Akron - Village of Northampton 95 Units</i>	.24	17%	83%	.34	69%	31%
<i>Wooster - Milltown Point 158 Units</i>	.34	20%	80%	.47	67%	33%

**Average AM Rate: 0.35      17% Enter  
83% Exit**

**Average PM Rate: 0.44      69% Enter  
31% Exit**

**HUNTERS CROSSING**  
**(Findley)**  
**February 2, 2010**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>7:00 - 7:15</b>	2	6
<b>7:15 - 7:30</b>	3	6
<b>7:30 - 7:45</b>	1	9
<b>7:45 - 8:00</b>	0	12
<b>8:00 - 8:15</b>	1	4
<b>8:15 - 8:30</b>	1	3
<b>8:30 - 8:45</b>	1	5
<b>8:45 - 9:00</b>	2	2

**PEAK HOUR: 7:00 - 8:00**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>4:00 - 4:15</b>	7	7
<b>4:15 - 4:30</b>	3	2
<b>4:30 - 4:45</b>	2	2
<b>4:45 - 5:00</b>	5	2
<b>5:00 - 5:15</b>	10	4
<b>5:15 - 5:30</b>	4	3
<b>5:30 - 5:45</b>	12	4
<b>5:45 - 6:00</b>	3	2

**PEAK HOUR: 4:45 - 5:45**

**FINDLEY: HUNTERS CROSSING**

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:00 - 8:00</i>	6	33	39
<i>P.M. PEAK</i> <i>4:45 - 5:45</i>	31	13	44

**TRIP GENERATION DETERMINATION:**

*A.M. Peak:*                       $\frac{39 \text{ Trip Ends}}{84 \text{ Units}} = 0.46 \text{ Trip Ends/Unit}$

$\frac{6 \text{ Enter}}{39 \text{ Total}} = 15\% \text{ Enter}$

$\frac{33 \text{ Exit}}{39 \text{ Total}} = 85\% \text{ Exit}$

*P.M. Peak:*                       $\frac{44 \text{ Trip Ends}}{84 \text{ Units}} = 0.52 \text{ Trip Ends/Unit}$

$\frac{31 \text{ Enter}}{44 \text{ Total}} = 70\% \text{ Enter}$

$\frac{13 \text{ Exit}}{44 \text{ Total}} = 30\% \text{ Exit}$

**VILLAGE OF NORTHAMPTON  
(Akron)  
February 3, 2010**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>7:00 - 7:15</b>	1	5
<b>7:15 - 7:30</b>	0	6
<b>7:30 - 7:45</b>	0	3
<b>7:45 - 8:00</b>	1	5
<b>8:00 - 8:15</b>	3	5
<b>8:15 - 8:30</b>	1	3
<b>8:30 - 8:45</b>	0	3
<b>8:45 - 9:00</b>	0	4

**PEAK HOUR: 7:15 - 8:15**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>4:00 - 4:15</b>	4	1
<b>4:15 - 4:30</b>	3	1
<b>4:30 - 4:45</b>	4	1
<b>4:45 - 5:00</b>	2	4
<b>5:00 - 5:15</b>	6	1
<b>5:15 - 5:30</b>	6	4
<b>5:30 - 5:45</b>	6	3
<b>5:45 - 6:00</b>	4	2

**PEAK HOUR: 5:00 - 6:00**

**AKRON: VILLAGE OF NORTHAMPTON**

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:15 - 8:15</i>	4	19	23
<i>P.M. PEAK</i> <i>5:00 - 6:00</i>	22	10	32

**TRIP GENERATION DETERMINATION:**

*A.M. Peak:*                       $\frac{23 \text{ Trip Ends}}{95 \text{ Units}} = 0.24 \text{ Trip Ends/Unit}$

$\frac{4 \text{ Enter}}{23 \text{ Total}} = 17\% \text{ Enter}$

$\frac{19 \text{ Exit}}{23 \text{ Total}} = 83\% \text{ Exit}$

*P.M. Peak:*                       $\frac{32 \text{ Trip Ends}}{95 \text{ Units}} = 0.34 \text{ Trip Ends/Unit}$

$\frac{22 \text{ Enter}}{32 \text{ Total}} = 69\% \text{ Enter}$

$\frac{10 \text{ Exit}}{32 \text{ Total}} = 31\% \text{ Exit}$

**MILLTOWN POINT  
(Wooster)  
February 4, 2010**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
7:00 - 7:15	3	9
7:15 - 7:30	0	11
7:30 - 7:45	0	12
7:45 - 8:00	5	13
8:00 - 8:15	2	8
8:15 - 8:30	4	10
8:30 - 8:45	1	5
8:45 - 9:00	2	1

**PEAK HOUR: 7:30 - 8:30**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
4:00 - 4:15	8	9
4:15 - 4:30	9	5
4:30 - 4:45	8	1
4:45 - 5:00	5	8
5:00 - 5:15	12	3
5:15 - 5:30	12	4
5:30 - 5:45	14	11
5:45 - 6:00	12	7

**PEAK HOUR: 5:00 - 6:00**

**WOOSTER: MILLTOWN POINT**

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:30 - 8:30</i>	11	43	54
<i>P.M. PEAK</i> <i>5:00 - 6:00</i>	50	25	75

**TRIP GENERATION DETERMINATION:**

*A.M. Peak:*                       $\frac{54 \text{ Trip Ends}}{158 \text{ Units}} = 0.34 \text{ Trip Ends/Unit}$

$\frac{11 \text{ Enter}}{54 \text{ Total}} = 20\% \text{ Enter}$

$\frac{43 \text{ Exit}}{54 \text{ Total}} = 80\% \text{ Exit}$

*P.M. Peak:*                       $\frac{75 \text{ Trip Ends}}{158 \text{ Units}} = 0.47 \text{ Trip Ends/Unit}$

$\frac{50 \text{ Enter}}{75 \text{ Total}} = 67\% \text{ Enter}$

$\frac{25 \text{ Exit}}{75 \text{ Total}} = 33\% \text{ Exit}$

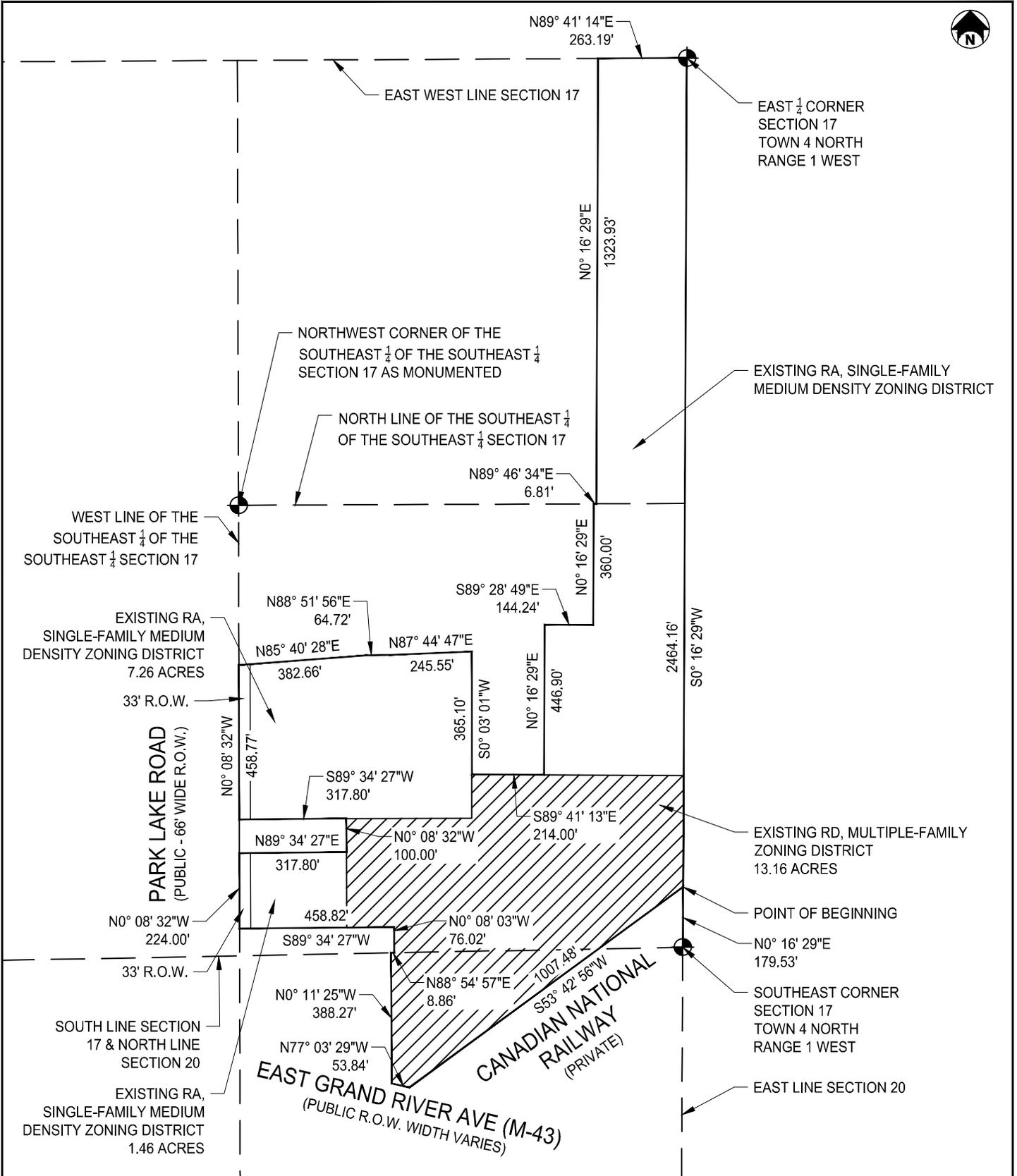


DRAWING TITLE:  
**EXHIBIT A - PROPOSED REDWOOD OVERALL LEGAL DESCRIPTION**

BY:  
I. GRAHAM, PE

DATE:  
8/15/2023

SCALE:  
1"=400'





DRAWING TITLE:

**EXHIBIT A - PROPOSED REDWOOD OVERALL LEGAL DESCRIPTION**

BY:

I. GRAHAM, PE

DATE:

8/15/2023

LEGAL DESCRIPTION OF PROPOSED REDWOOD PROPERTY

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M-43);

THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼;

THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET;

THENCE N00°08'03"W, 76.02 FEET;

THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET;

THENCE N89°34'27"E, 317.80 FEET;

THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET;

THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE;

THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET;

THENCE N85°40'28"E, 382.66 FEET;

THENCE N88°51'56"E, 64.72 FEET;

THENCE N87°44'47"E, 245.55 FEET;

THENCE S00°03'01"W, 365.10 FEET;

THENCE S89°41'13"E, 214.00 FEET;

THENCE N00°16'29"E, PARALLEL WITH SAID EAST LINE OF SECTION 17 A DISTANCE OF 446.90 FEET;

THENCE S89°28'49"E, 144.24 FEET;

THENCE N00°16'29"E, PARALLEL WITH SAID EAST LINE 360.00 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N89°46'34"E, ALONG SAID NORTH LINE 6.81 FEET TO THE WEST LINE OF THE EAST 8 ACRES OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°16'29"E, ALONG SAID WEST LINE 1323.93 FEET TO THE EAST-WEST ¼ LINE OF SAID SECTION 17;

THENCE N89°41'14"E, ALONG SAID EAST-WEST ¼ LINE 263.19 FEET TO THE EAST ¼ CORNER OF SAID SECTION 17;

THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 2464.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 36.89 ACRES MORE OR LESS; SAID PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY.

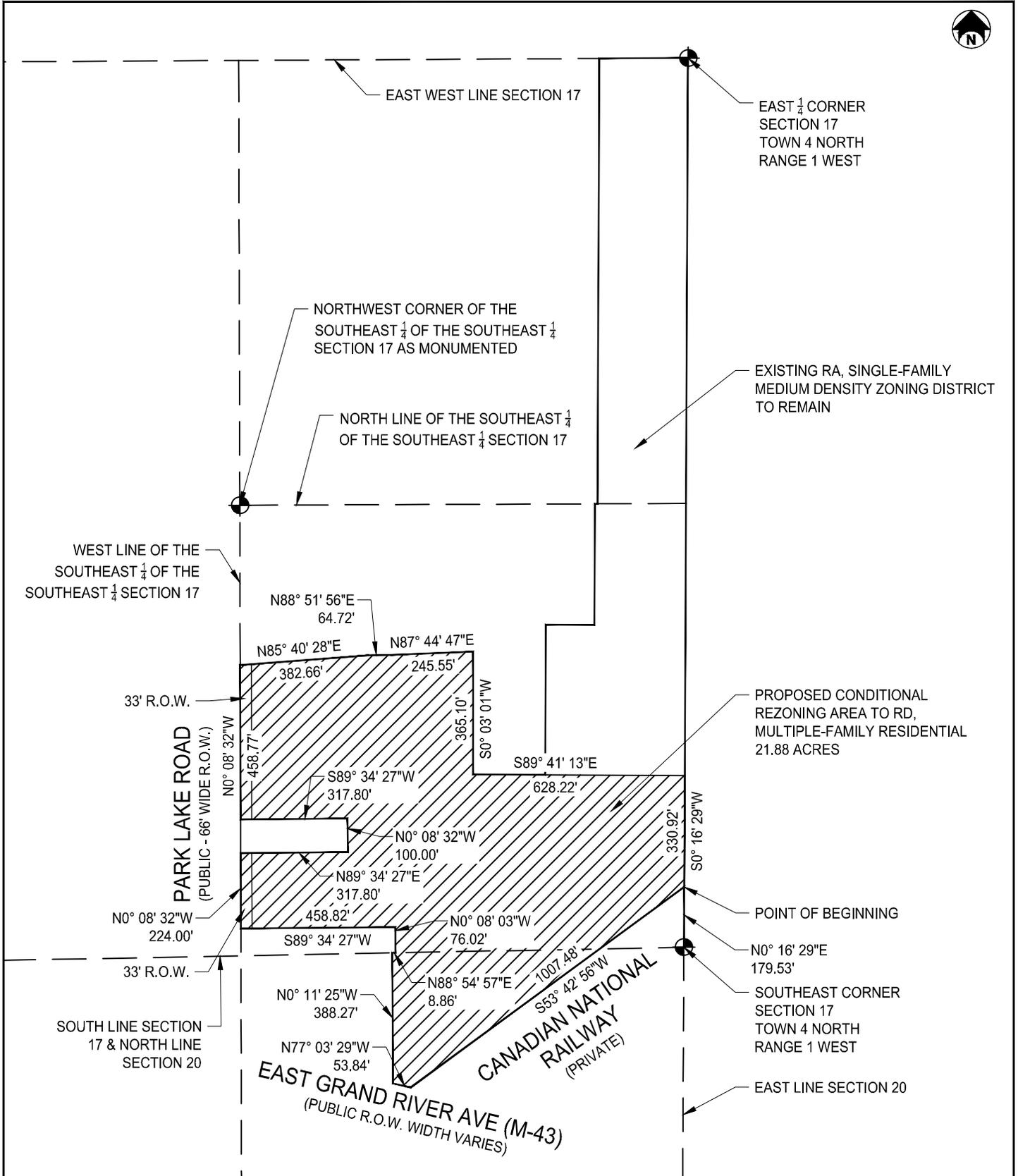


DRAWING TITLE:  
**EXHIBIT B - CONDITIONAL REZONING EXHIBIT AND LEGAL DESCRIPTION**

BY:  
I. GRAHAM, PE

DATE:  
8/15/2023

SCALE:  
1"=400'





DRAWING TITLE:

**EXHIBIT B - CONDITIONAL REZONING EXHIBIT AND LEGAL DESCRIPTION**

BY:

**I. GRAHAM, PE**

DATE:

**8/15/2023**

LEGAL DESCRIPTION OF CONDITIONAL REZONING AREA

A PORTION OF A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M-43);

THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼;

THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET;

THENCE N00°08'03"W, 76.02 FEET;

THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET;

THENCE N89°34'27"E, 317.80 FEET;

THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET;

THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE;

THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET;

THENCE N85°40'28"E, 382.66 FEET;

THENCE N88°51'56"E, 64.72 FEET;

THENCE N87°44'47"E, 245.55 FEET;

THENCE S00°03'01"W, 365.10 FEET;

THENCE S89°41'13"E, 628.22 FEET TO THE EAST LINE OF SECTION 17;

THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 330.91 FEET TO THE POINT OF BEGINNING;

SAID PORTION OF PARCEL CONTAINING 22.41 ACRES MORE OR LESS; SAID PORTION OF PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PORTION OF PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY

**Part II**

**REASONS FOR REZONING REQUEST**

**Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.**

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_



**To: Planning Commission**

**From: Brian Shorkey, AICP  
Senior Planner**

**Date: September 21, 2023**

**Re: Ordinance #2023-05 – Housing Ordinance Changes**

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As part of the Township's recertification in the Michigan Economic Development Corporation's Redevelopment Ready Communities program, Staff has reviewed our ordinances for areas of improvement that would be in line with the RRC program guidelines. As it is written, the Ordinance would achieve the following:

- Eliminating the minimum house/unit size
- Allowing multiple family units by right in multiple family zoning districts
- Allowing second floor residential units in the Corridor Improvement Authority area (this is only partially related to the RRC, but is a requirement for the CIA)
- Creating a process to allow Accessory Dwelling Units in single-family residentially zoned areas, which has been discussed by the Planning Commission previously and is partially in our zoning ordinance currently.
- Additionally, Staff is recommending the removal of the public hearing requirement for site plans, which is not an effective way of doing public input and shifting a larger focus on our website.

The Township Board has referred the attached ordinance to the Planning Commission for discussion and analysis. The Planning Commission held a public hearing on the amendment at their regular meeting on September 11, 2023 and indicated support. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

**Motion to adopt the resolution recommending approval of Zoning Amendment #2023-05 in accordance with the revised draft ordinance language dated September 19, 2023.**

#### **Attachments**

1. Resolution recommending approval of Ordinance #2023-05 to the Township Board
2. Clean version of Ordinance #2023-05 – Housing Ordinance Changes
3. Redlined version of Ordinance #2023-05 – Housing Ordinance Changes

**RESOLUTION TO RECOMMEND APPROVAL**

**Zoning Amendment #2023-05  
RRC Housing Text Amendments**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of September, 2023 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Meridian Township is pursuing the recertification of the Township's status as a Redevelopment Ready Community; and

WHEREAS, a draft ordinance to update and streamline the zoning ordinance was introduced to the Planning Commission on July 24, 2023; and

WHEREAS, the draft ordinance would add the ability for homeowners to apply for an Accessory Dwelling Unit on their property, subject to a number of restrictions; and

WHEREAS, the draft ordinance would amend the multiple family residential zoning districts to allow multiple-family developments by right in multiple family zoning districts; and

WHEREAS, the draft ordinance would eliminate the minimum house/unit size from residential zoning districts; and

WHEREAS, the draft ordinance would allow second floor residential units in the Corridor Improvement Authority area; and

WHEREAS, the draft ordinance would amend Sec. 86-155 – Review Process and remove the public hearing requirement for site plans; and

WHEREAS, the draft ordinance would make a number of other small changes to streamline residential use approval in the Township; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on September 11, 2023.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #2023-05, to amend the zoning ordinance as described in this resolution.

ADOPTED: YEAS:

NAYS:

**Zoning Amendment #2023-05 - RRC Housing Amendments**

**September 25, 2023**

**Page 2**

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 25th day of September, 2023.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chair

ORDINANCE NO. 2023-05

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN MULTIPLE LOCATIONS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

**Section 1.** Section 86-2, Definitions, is hereby amended to add the following definition:

**Accessory Dwelling Unit** – A self-contained dwelling unit located on the same lot as an existing single-family detached dwelling unit, either within the same building as the single-family dwelling unit or in a detached building constructed in accordance with the provisions of this Ordinance on a permanent foundation. A Manufactured Home, as defined in Sec. 86-2, is not considered an Accessory Dwelling Unit.

**Section 2.** Section 86-155, Review Process, is hereby amended to read as follows:

(a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:

(1) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments and agencies, and state and federal statutes.

(2) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.

a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.

b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development. The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence construction or certifications for occupancy.

c. Denial. Upon determination that a site plan does not comply with the requirements and standards set forth in this chapter, other applicable ordinances, other Township planning documents, or state and federal statutes, the site plan shall be denied. An applicant whose site plan has been denied may submit a new site plan, pay the applicable fee, and receive a new site plan review or appeal the denial.

(3) Notice of decision. The Director of Community Planning and Development shall notify the applicant in writing of the decision and the reasons therefor.

(b) Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development in accordance with § 86-187.

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**Section 3.** Section 86-368, RR District, One-Family Rural Residential District, is hereby amended to read as follows:

- (a) [UNCHANGED]
- (b) Uses Permitted by Right.
  - (1) Single-family dwellings, provided that, except for RR-zoned parcels equal to or greater than 50 acres in area, there shall not be more than one dwelling upon each lot and that such dwelling is either constructed on the site or manufactured off the site, which shall meet each of the following standards:
    - a. The dwelling shall comply with the requirements of § 86-366, schedule of regulations for residential districts.
    - b. [UNCHANGED]
    - c. [UNCHANGED]
    - d. [UNCHANGED]
    - e. [UNCHANGED]
    - f. [UNCHANGED]
    - g. [UNCHANGED]
    - h. [UNCHANGED]
    - i. [UNCHANGED]
    - j. [UNCHANGED]
    - k. [UNCHANGED]
    - l. [UNCHANGED]
  - (2) [UNCHANGED]
  - (3) Other customary accessory uses and buildings. Provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. See § **86-502** for yard regulations for accessory buildings.
  - (4) [UNCHANGED]
  - (5) [UNCHANGED]
  - (6) [UNCHANGED]
  - (7) [UNCHANGED]
  - (8) [UNCHANGED]
  - (9) [UNCHANGED]
  - (10) [UNCHANGED]
  - (11) [UNCHANGED]
  - (12) [UNCHANGED]
  - (13) [UNCHANGED]
  - (14) [UNCHANGED]
  - (15) [UNCHANGED]
  - (16) [UNCHANGED]
  - (17) [UNCHANGED]
  - (18) [UNCHANGED]
  - (19) [UNCHANGED]
- (c) [UNCHANGED]
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.

- 1 (1) [UNCHANGED]
- 2 (2) [UNCHANGED]
- 3 (3) [UNCHANGED]
- 4 (4) [UNCHANGED]
- 5 (5) [UNCHANGED]
- 6 (6) [UNCHANGED]
- 7 ~~(7) Minimum living space. Minimum, gross living area per family shall not be less~~
- 8 ~~than 1,000 square feet of floor area on the first floor if one story or 625 square~~
- 9 ~~feet of floor area on the first floor level if two stories, exclusive of any attached~~
- 10 ~~garage. In any case total living area shall not be less than 1,000 square feet.~~

11

12 **Section 4.** Section 86-371, RAAA District, One-Family Low-Density Residential District, is

13 hereby amended to strike subsection (d)(8) in its entirety.

14

15 **Section 5.** Section 86-372, RAA District, One-Family/Low-Density Residential District, is hereby

16 amended to strike subsection (d)(8) in its entirety.

17

18 **Section 6.** Section 86-373, RA District, One-Family Medium-Density Residential District, is

19 hereby amended to strike subsection (e)(8) in its entirety.

20

21 **Section 7.** Section 86-374, RB District, One-Family High-Density Residential District, is hereby

22 amended to strike subsection (d)(8) in its entirety.

23

24 **Section 8.** Section 86-375, RX District, One- and Two- Family Residential District, is hereby

25 amended to strike subsection (d)(8) in its entirety.

26

27 **Section 9.** 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby

28 amended to read as follows:

- 29
- 30 (a) [UNCHANGED]
- 31 (b) Uses permitted by right.
  - 32 (1) Two-family dwellings in the RDD, RD, and RC districts, provided that no more
  - 33 than two unrelated persons may occupy a dwelling unit in these districts.
  - 34 (2) Group Housing Developments, including any single structure on a single
  - 35 parcel of land containing three or more dwelling units.
  - 36 (3) Functional families as defined by this chapter.
- 37 (c) Uses permitted by special use permit.
  - 38 (1) The following uses may be permitted by special use permit in the RDD, RD,
  - 39 RC, and RCC districts, provided all requirements of this chapter are met.
    - 40 a. Development containing a mix of single-family detached dwellings and
    - 41 two-family dwellings; a mix of two-family dwellings and multiple-family
    - 42 dwellings; or a mix of single-family detached dwellings, two-family
    - 43 dwellings, and multiple-family dwellings. In any case the number of
    - 44 single-family dwellings may not exceed more than 50% of the density
    - 45 (dwelling units per acre) allowed for the proposed development.
    - 46 b. Community center when part of a housing project.
    - 47 c. Incidental commercial services for principal use of the development's
    - 48 occupants, when in conjunction with a housing project containing at least
    - 49 200 units; provided that:

- 1 1. Plans for any advertising signs or window displays shall be submitted
- 2 to the Planning Commission for approval;
- 3 2. There shall be no direct access to the commercial service from any
- 4 exterior (off-site) road;
- 5 3. The architectural appearance of the commercial service building, if a
- 6 separate structure, shall be harmonious with the appearance of other
- 7 structures in the development; and
- 8 4. Commercial services shall be limited to the following:
- 9
  - i. Grocery stores;
  - 10 ii. Services such as dry-cleaning pickup agencies, shoe repair
  - 11 shops, beauty parlors, or barbershops;
  - 12 iii. Drugstores; and
  - 13 iv. Restaurants without dancing or entertainment, but excluding
  - 14 dairy bars and drive-in establishments.
- 15 d. Nonresidential structures and uses in accordance with § 86-654.
- 16 (d) Minimum design standards.
- 17 (1) Minimum Lot Areas. [UNCHANGED]
- 18 (2) Minimum Lot Width. [UNCHANGED]
- 19 (3) Maximum Lot Coverage and Open Space Required. [UNCHANGED]
- 20 (4) Minimum Yard Dimensions. [UNCHANGED]
- 21 (5) [UNCHANGED]
- 22 (6) Maximum Building Height. [UNCHANGED]
- 23 (7) Signs. [UNCHANGED]
- 24 ~~(8) Minimum living space. Minimum gross living space area for multiple family~~
- 25 ~~dwelling units shall be 350 square feet for one room, 500 square feet for two~~
- 26 ~~rooms, and 750 square feet for three rooms. An average of 100 additional square~~
- 27 ~~feet for each room in excess of three rooms. The term "room," as used in this~~
- 28 ~~subsection, shall not include kitchenette, dinette, alcove, bathrooms, halls, or~~
- 29 ~~patio.~~
- 30 (8) Parking requirements. [UNCHANGED]
- 31 (9) Storage of refuse. [UNCHANGED]
- 32 (10) Landscaping required. [UNCHANGED]
- 33 (11) Density. [UNCHANGED]

34  
35 **Section 10.** Section 86-404, C-2 Commercial District, is hereby amended to read as follows:

- 36
- 37 (a) [UNCHANGED]
- 38 (b) [UNCHANGED]
- 39 (c) [UNCHANGED]
- 40 (d) Permitted Conditional Uses.
- 41 (1) [UNCHANGED]
- 42 (2) [UNCHANGED]
- 43 (3) [UNCHANGED]
- 44 (4) [UNCHANGED]
- 45 (5) [UNCHANGED]
- 46 (6) Multiple-family dwelling units located on the second floor of a building when
- 47 the first floor of the building consists of nonresidential uses permitted under
- 48 this Section.
- 49 (e) [UNCHANGED]
- 50

1 **Section 11.** Section 86-405, C-3 Commercial District, is hereby amended to read as follows:  
2

- 3 (a) [UNCHANGED]  
4 (b) [UNCHANGED]  
5 (c) [UNCHANGED]  
6 (d) Permitted Conditional Uses.  
7 (1) [UNCHANGED]  
8 (2) [UNCHANGED]  
9 (3) [UNCHANGED]  
10 (4) [UNCHANGED]  
11 (5) Multiple-family dwelling units located on the second floor of a building when  
12 the first floor of the building consists of nonresidential uses permitted under  
13 this Section.  
14 (e) [UNCHANGED]  
15

16 **Section 12.** Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add  
17 Section 86-477, Accessory Dwelling Units (ADU), to read as follows:  
18

- 19 (a) Generally. Recognizing the need for varied housing types while not having a  
20 negative impact on existing residential neighborhoods, Accessory Dwelling Units  
21 can provide affordable housing options, opportunities to age in place, and create  
22 a new housing opportunity in the Township that will blend in with the existing  
23 fabric of a neighborhood.  
24 (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot  
25 which already contains a detached single-family residential home.  
26 (c) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the  
27 minimum area and width standards of the zoning district in which they are  
28 located.  
29 (d) Setbacks. All ADUs shall meet the required setbacks for the underlying zoning  
30 district where the structure is being constructed.  
31 (e) Height.  
32 a. A detached ADU cannot exceed 20 feet in height.  
33 b. An attached ADU is subject to the height requirements for the zoning  
34 district where the primary structure is located.  
35 (f) Maximum Floor Area. An ADU shall not be larger than 600 square feet and in no  
36 circumstance shall be larger than the primary structure.  
37 (g) Parking. No additional parking shall be permitted or required beyond the  
38 standard parking required for a single-family home.  
39 (h) Maximum Occupancy. No more than two (2) individuals may reside in an ADU.  
40 (i) Access. The primary structure and the ADU shall share the same vehicular access  
41 to the property.  
42 (j) Utilities. An ADU shall be connected to the water and sanitary facilities for the  
43 existing single-family structure. No new utility connections shall be permitted for  
44 ADUs.  
45 (k) Owner Occupancy Requirement. Either the principal dwelling unit or the  
46 accessory dwelling unit shall be occupied by the person who has a legal or  
47 equitable ownership interest with the property, and who bears all or part of the  
48 economic risk of decline in value of the property and who receives all or part of  
49 the payment, if any, derived from the lease or rental of the dwelling unit. The  
50 owner-occupant shall prove residency by means acceptable to the Township.

- 1 (l) Accessory to Main Use. ADUs shall be clearly accessory to the main use of the
- 2 property as a single-family dwelling.
- 3 (m) Rental Licensing. If an ADU is occupied by someone other than the property
- 4 owner or a family member of the property owner, an active, valid rental license is
- 5 required. No more than one dwelling unit on any property shall be licensed as a
- 6 rental unit.
- 7 (n) Attachment Options. Accessory dwelling units may either be attached to the main
- 8 structure (such as building over a garage) or detached from the main structure.
- 9 (o) Architectural Design.
- 10 a. Exterior stairways shall be prohibited.
- 11 b. Any entrance for an ADU shall not face the road, unless the entrance
- 12 existed for the structure prior to the ADU being proposed.
- 13 (p) Deed Restrictions. To ensure continued compliance by current and subsequent
- 14 owners, the applicant shall provide and record in the Ingham County Register of
- 15 Deeds a covenant in a form acceptable to the Township that the existence of the
- 16 ADU is predicated upon the occupancy of either the principal or accessory
- 17 dwelling unit by a person who owns the property, and that the ADU shall remain
- 18 in the ownership of the person who owns the property. The applicant shall
- 19 provide the Township with a recorded copy of the restrictive covenant prior to
- 20 and as a condition of the issuance of the Building Permit for development of the
- 21 ADU. Any owner of the property must notify a prospective buyer of the limitations
- 22 of this Section. Violations of the terms of this covenant shall result in the loss of
- 23 the occupancy for the ADU.
- 24 (q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.
- 25

26 **Section 13.** Section 86-651, Group Housing Residential Developments, is hereby deleted in its  
27 entirety.

28  
29 **Section 14.** Section 86-366, Schedule of Regulations for Residential Districts is amended at  
30 Attachment 1, Schedule of Regulations for Residential Districts, by striking Section  
31 E.5. Minimum Living Space in its entirety.

32  
33 **Section 15.** Validity and Severability. The provisions of this Ordinance are severable and the  
34 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
35 or effectiveness of the remainder of the Ordinance.

36  
37 **Section 16.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
38 hereby repealed only to the extent necessary to give this Ordinance full force and  
39 effect.

40  
41 **Section 17.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
42 that were incurred, and proceedings that were begun, before its effective date.

43  
44 **Section 18.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
45 or upon such later date as may be required under Section 402 of the Michigan Zoning  
46 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
47 referendum.

48  
49 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of  
50 **XXXXXXX**, 2023.

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Patricia Herring Jackson, Township Supervisor

\_\_\_\_\_  
Deborah Guthrie, Township Clerk

ORDINANCE NO. 2023-05

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN MULTIPLE LOCATIONS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended to add the following definition:

**Accessory Dwelling Unit** – A self-contained dwelling unit located on the same lot as an existing single-family detached dwelling unit, either within the same building as the single-family dwelling unit or in a detached building constructed in accordance with the provisions of this Ordinance on a permanent foundation. A Manufactured Home, as defined in Sec. 86-2, is not considered an Accessory Dwelling Unit.

Section 2. Section 86-155, Review Process, is hereby amended to read as follows:

(a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:

~~(1) Notice of review. Interested persons shall be notified of the site plan review as follows:~~

~~a. A notice of the review shall be sent by mail or personal delivery to the applicant, the property owner if different than applicant, and to the owners of property adjacent to the subject property at least 15 days prior to the date of the review. Such notice shall indicate the date, time, place, and subject of the review, and the place and time the proposed site plan may be examined.~~

~~b. The applicant shall post a notice of the review on a form provided by the Township on the subject property at least 15 days prior to the review.~~

~~(2)~~(1) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments, and agencies, and state and federal statutes.

~~(3)~~(2) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.

a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.

b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development ~~within 30 days from the date of conditional approval~~. The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence

1 construction or certifications for occupancy. ~~In the event that the revised~~  
2 ~~site plan or additional information is not submitted within 30 days, the~~  
3 ~~conditional approval shall be denied. The Director of Community Planning~~  
4 ~~and Development may extend the thirty-day time period for good cause.~~

- 5 c. Denial. Upon determination that a site plan does not comply with the  
6 requirements and standards set forth in this chapter, other applicable  
7 ordinances, other Township planning documents, or state and federal  
8 statutes, the site plan shall be denied. An applicant whose site plan has  
9 been denied may submit a new site plan, pay the applicable fee, and  
10 receive a new site plan review or appeal the denial.

11 ~~(4)~~(3) Notice of decision. The Director of Community Planning and  
12 Development shall notify the applicant in writing of the decision and the  
13 reasons therefor.

- 14 (b) Appeal. An aggrieved person may appeal the decision of the Director of  
15 Community Planning and Development in accordance with § 86-187.

16  
17 **Section 3.** Section 86-368, RR District, One-Family Rural Residential District, is hereby amended  
18 to read as follows:

19  
20 (a) [UNCHANGED]

21 (b) Uses Permitted by Right.

- 22 (1) Single-family dwellings, provided that, except for RR-zoned parcels equal to  
23 or greater than 50 acres in area, there shall not be more than one dwelling  
24 upon each lot and that such dwelling is either constructed on the site or  
25 manufactured off the site, which shall meet each of the following standards:

26 a. The dwelling shall comply with the ~~minimum living space requirements~~  
27 ~~and other~~ requirements of § 86-366, schedule of regulations for  
28 residential districts.

29 b. [UNCHANGED]

30 c. [UNCHANGED]

31 d. [UNCHANGED]

32 e. [UNCHANGED]

33 f. [UNCHANGED]

34 g. [UNCHANGED]

35 h. [UNCHANGED]

36 i. [UNCHANGED]

37 j. [UNCHANGED]

38 k. [UNCHANGED]

39 l. [UNCHANGED]

40 (2) [UNCHANGED]

- 41 (3) Other customary accessory uses and buildings. Provided such uses and  
42 buildings are incidental to the principal use and do not include any activity  
43 conducted as a business. Any accessory building or use shall be located on the  
44 same lot with the principal building. See § **86-502** for yard regulations for  
45 accessory buildings. ~~Such permitted accessory uses shall include living~~  
46 ~~quarters as part of an accessory garage for domestic employees of the~~  
47 ~~resident of the principal building.~~

48 (4) [UNCHANGED]

49 (5) [UNCHANGED]

50 (6) [UNCHANGED]

- 1 (7) [UNCHANGED]
- 2 (8) [UNCHANGED]
- 3 (9) [UNCHANGED]
- 4 (10) [UNCHANGED]
- 5 (11) [UNCHANGED]
- 6 (12) [UNCHANGED]
- 7 (13) [UNCHANGED]
- 8 (14) [UNCHANGED]
- 9 (15) [UNCHANGED]
- 10 (16) [UNCHANGED]
- 11 (17) [UNCHANGED]
- 12 (18) [UNCHANGED]
- 13 (19) [UNCHANGED]

14 (c) [UNCHANGED]

15 (d) Dimensional requirements. The following minimum dimensions for lot area and  
16 width, front, side, and rear yards, together with maximum dimensions for lot  
17 coverage and building heights, shall be required for every structure and land use  
18 in this district, except as noted.

- 19 (1) [UNCHANGED]
- 20 (2) [UNCHANGED]
- 21 (3) [UNCHANGED]
- 22 (4) [UNCHANGED]
- 23 (5) [UNCHANGED]
- 24 (6) [UNCHANGED]

25 ~~(7) Minimum living space. Minimum, gross living area per family shall not be less~~  
26 ~~than 1,000 square feet of floor area on the first floor if one story or 625 square~~  
27 ~~feet of floor area on the first floor level if two stories, exclusive of any attached~~  
28 ~~garage. In any case total living area shall not be less than 1,000 square feet.~~

30 **Section 4.** Section 86-371, RAAA District, One-Family Low-Density Residential District, is  
31 hereby amended to strike subsection (d)(8) in its entirety.

33 **Section 5.** Section 86-372, RAA District, One-Family/Low-Density Residential District, is hereby  
34 amended to strike subsection (d)(8) in its entirety.

36 **Section 6.** Section 86-373, RA District, One-Family Medium-Density Residential District, is  
37 hereby amended to strike subsection (e)(8) in its entirety.

39 **Section 7.** Section 86-374, RB District, One-Family High-Density Residential District, is hereby  
40 amended to strike subsection (d)(8) in its entirety.

42 **Section 8.** Section 86-375, RX District, One- and Two- Family Residential District, is hereby  
43 amended to strike subsection (d)(8) in its entirety.

45 **Section 9.** 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby  
46 amended to read as follows:

- 47 (a) [UNCHANGED]
- 48 (b) Uses permitted by right.

1 ~~(1) Two-family dwellings in the RDD, RD, and RC districts, provided that no more~~  
2 ~~than two unrelated persons may occupy a dwelling unit in these districts.~~

3 ~~(2) Group Housing Developments, including aAny single structure on a single~~  
4 ~~parcel of land containing three or more dwelling units.~~

5 ~~(3) Functional families as defined by this chapter.~~

6 (c) Uses permitted by special use permit.

7 ~~(1) RDD, RD, RC, and RCC districts.~~The following uses may be permitted by  
8 special use permit in the RDD, RD, RC, and RCC districts, provided all  
9 requirements of this chapter are met.

10 ~~a. Any single structure on a single parcel of land containing three or more~~  
11 ~~dwelling units.~~

12 ~~b. Single-family detached dwellings when part of a multiple-family~~  
13 ~~development in the RDD, RD, RC, and RCC districts, provided the number~~  
14 ~~of single-family dwellings does not exceed more than 50% of the density~~  
15 ~~(dwelling units per acre) allowed for the multiple-family development.~~

16 ~~e.a.~~ Development containing a mix of single-family detached dwellings and  
17 two-family dwellings; a mix of two-family dwellings and multiple-family  
18 dwellings; or a mix of single-family detached dwellings, two-family  
19 dwellings, and multiple-family dwellings. In any case the number of  
20 single-family dwellings may not exceed more than 50% of the density  
21 (dwelling units per acre) allowed for the proposed development.

22 ~~d. Group housing developments containing more than 50 dwelling units, in~~  
23 ~~accordance with the requirements of Article VI of this chapter.~~

24 ~~e.b.~~ Community center when part of a housing project.

25 ~~f.c.~~ Incidental commercial services for principal use of the development's  
26 occupants, when in conjunction with a housing project ~~identified in~~  
27 ~~Subsection (d)(1) of this section~~ containing at least 200 units; provided  
28 that:

- 29 1. Plans for any advertising signs or window displays shall be submitted  
30 to the Planning Commission for approval;
- 31 2. There shall be no direct access to the commercial service from any  
32 exterior (off-site) road;
- 33 3. The architectural appearance of the commercial service building, if a  
34 separate structure, shall be harmonious with the appearance of other  
35 structures in the development; and
- 36 4. Commercial services shall be limited to the following:
  - 37 i. Grocery stores;
  - 38 ii. Services such as dry-cleaning pickup agencies, shoe repair  
39 shops, beauty parlors, or barbershops;
  - 40 iii. Drugstores; and
  - 41 iv. Restaurants without dancing or entertainment, but excluding  
42 dairy bars and drive-in establishments.

43 ~~g.a. Functional families as defined by this chapter.~~

44 ~~h.d.~~ Nonresidential structures and uses in accordance with § 86-654.

45 ~~(d) Procedure for obtaining special use permits. The following procedure shall be~~  
46 ~~followed for all developments identified in Subsections (d)(1) and (2) of this~~  
47 ~~section, in addition to the requirements of Article II, Division 4, of this chapter,~~  
48 ~~relating to special use permits in general.~~

49 ~~(1) Preliminary procedures. The applicant shall meet with the planning director~~  
50 ~~to discuss any technical difficulties of a proposed development prior to formal~~

- 1 application for a special use permit. The applicant shall provide the planning  
2 director preliminary plans of the project and preliminary engineering  
3 information on the project.
- 4 (2) Application procedures. The applicant shall submit the following information  
5 to the Planning Commission via the Planning Director:
- 6 a. A site plan, drawn to a readable scale, including dimensions and locations  
7 of buildings, parking, roads, road names, access, and preliminary  
8 landscape design;
- 9 b. A legal description of the property in question, together with proof of  
10 ownership or a certified letter from the owner agreeing to the request;
- 11 c. Existing contours of the property at two foot intervals based on USGS  
12 data;
- 13 d. Proposed contours of the property at two foot intervals based on USGS  
14 data;
- 15 e. Preliminary engineering reports in accordance with the adopted  
16 Township water and sewer standards, together with a letter of review  
17 from the Township Engineer;
- 18 f. Ten copies of a report on the intent and scope of the project, including, but  
19 not limited to:
- 20 1. Number, size, volume, and dimensions of buildings;
- 21 2. Number and size of dwelling units;
- 22 3. Basis of calculations of floor area and density and required parking;
- 23 4. Number, size, and type of parking spaces; and
- 24 5. Architectural sketches or rendering of proposed buildings; and
- 25 g. If necessary, the Planning Director may require the applicant to submit  
26 selected soil borings taken on the site.
- 27 (3) Local agency review. The applicant shall provide the Township copies of the  
28 project plans for each local agency. The Township shall transmit plans to the  
29 following agencies for review and optional comment within 10 days:
- 30 a. The County Road Commission;
- 31 b. The County Drain Commissioner;
- 32 c. The County Health Department;
- 33 d. The appropriate School Board;
- 34 e. The Township Engineer;
- 35 f. The Township Fire Department; and
- 36 g. The Township Board.
- 37 (4) Public hearing. The Planning Commission shall set the public hearing date  
38 after having received all required information and plans in accordance with  
39 this chapter.
- 40 (5) Approval of special use permit. After reviewing the proposed project, the  
41 Planning Commission shall either approve or deny the special use permit, or  
42 approve subject to any conditions they deem appropriate, and shall prepare  
43 a report stating its conclusions, the basis for its decision and any conditions  
44 relating to approval.
- 45 (6) Issuance of special use permit. If the Planning Commission has acted  
46 favorably on an application for special use permit, the Planning Director shall  
47 issue such permit after review of construction plans to determine compliance  
48 with the terms and conditions of the special use permit, which plans shall  
49 include:

- ~~a. Detailed site plans, including a landscaping plan drawn by a registered landscape architect;~~
- ~~b. Detailed utility construction plans; and~~
- ~~c. Working plans of all other aspects of the project.~~

~~If construction plans vary substantially from those approved by the Planning Commission, such variations must be resubmitted to the Planning Commission for approval after notice and public hearing.~~

~~(e) Duration and validity of permit.~~

~~(1) The Planning Commission's approval of a special use permit shall be issued on a site plan and is valid regardless of change of ownership, provided that all terms and conditions are complied with by the new owner. Such permit shall be placed on file with the Planning Director.~~

~~(2) In cases where construction has not been commenced within a one-year period after approval, the permit shall automatically become null and void and all rights thereunder shall terminate. Upon written application filed prior to the termination of the one-year period, the Planning Commission may authorize a single extension of the permit for not more than one year without further notice or hearing.~~

~~(3) No permit for occupying any completed residential units shall be granted until all utilities, access drives, parking walkways, pools, screening, drainage, and other improvements indicated on the approved plan have been inspected and approved. If such improvements have not been completed and an occupancy permit is desired, a performance guarantee in the form of a cash deposit, certified check, or irrevocable bank letter of credit acceptable to the Township, covering the estimated cost of improvements associated with the project, shall be deposited with the Township to insure faithful completion of the improvements. Quarterly rebates of any cash deposits shall be made by the Township in reasonable proportion to the ratio of work completed on the required improvements as work progresses.~~

~~(f)(d) Minimum design standards.~~

~~(1) Minimum Lot Areas. [UNCHANGED]~~

~~(2) Minimum Lot Width. [UNCHANGED]~~

~~(3) Maximum Lot Coverage and Open Space Required. [UNCHANGED]~~

~~(4) Minimum Yard Dimensions. [UNCHANGED]~~

~~(5) [UNCHANGED]~~

~~(6) Maximum Building Height. [UNCHANGED]~~

~~(7) Signs. [UNCHANGED]~~

~~(8) Minimum living space. Minimum gross living space area for multiple family dwelling units shall be 350 square feet for one room, 500 square feet for two rooms, and 750 square feet for three rooms. An average of 100 additional square feet for each room in excess of three rooms. The term "room," as used in this subsection, shall not include kitchenette, dinette, alcove, bathrooms, halls, or patio.~~

~~(9)(8) Parking requirements. [UNCHANGED]~~

~~(10)(9) Storage of refuse. [UNCHANGED]~~

~~(11)(10) Landscaping required. [UNCHANGED]~~

~~(12)(11) Density. [UNCHANGED]~~

1 **Section 10.** Section 86-404, C-2 Commercial District, is hereby amended to read as follows:  
2

- 3 (a) [UNCHANGED]  
4 (b) [UNCHANGED]  
5 (c) [UNCHANGED]  
6 (d) Permitted Conditional Uses.  
7 (1) [UNCHANGED]  
8 (2) [UNCHANGED]  
9 (3) [UNCHANGED]  
10 (4) [UNCHANGED]  
11 ~~(5)~~ [UNCHANGED]  
12 ~~(5)~~(6) Multiple-family dwelling units located on the second floor of a  
13 building when the first floor of the building consists of nonresidential uses  
14 permitted under this Section.  
15 (e) [UNCHANGED]  
16

17 **Section 11.** Section 86-405, C-3 Commercial District, is hereby amended to read as follows:  
18

- 19 (a) [UNCHANGED]  
20 (b) [UNCHANGED]  
21 (c) [UNCHANGED]  
22 (d) Permitted Conditional Uses.  
23 (1) [UNCHANGED]  
24 (2) [UNCHANGED]  
25 (3) [UNCHANGED]  
26 ~~(4)~~ [UNCHANGED]  
27 ~~(4)~~(5) Multiple-family dwelling units located on the second floor of a  
28 building when the first floor of the building consists of nonresidential uses  
29 permitted under this Section.  
30 (e) [UNCHANGED]  
31

32 **Section 12.** Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add  
33 Section 86-477, Accessory Dwelling Units (ADU), to read as follows:  
34

- 35 (a) Generally. Recognizing the need for varied housing types while not having a  
36 negative impact on existing residential neighborhoods, Accessory Dwelling Units  
37 can provide affordable housing options, opportunities to age in place, and create  
38 a new housing opportunity in the Township that will blend in with the existing  
39 fabric of a neighborhood.  
40 (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot  
41 which already contains a detached single-family residential home.  
42 (c) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the  
43 minimum area and width standards of the zoning district in which they are  
44 located.  
45 (d) Setbacks. All ADUs shall meet the required setbacks for the underlying zoning  
46 district where the structure is being constructed.  
47 (e) Height.  
48 a. A detached ADU cannot exceed 20 feet in height.  
49 b. An attached ADU is subject to the height requirements for the zoning  
50 district where the primary structure is located.

- 1 (f) Maximum Floor Area. An ADU shall not be larger than 600 square feet and in no
- 2 circumstance shall be larger than the primary structure.
- 3 (g) Parking. No additional parking shall be permitted or required beyond the
- 4 standard parking required for a single-family home.
- 5 (h) Maximum Occupancy. No more than two (2) individuals may reside in an ADU.
- 6 (i) Access. The primary structure and the ADU shall share the same vehicular access
- 7 to the property.
- 8 (j) Utilities. An ADU shall be connected to the water and sanitary facilities for the
- 9 existing single-family structure. No new utility connections shall be permitted for
- 10 ADUs.
- 11 (k) Owner Occupancy Requirement. Either the principal dwelling unit or the
- 12 accessory dwelling unit shall be occupied by the person who has a legal or
- 13 equitable ownership interest with the property, and who bears all or part of the
- 14 economic risk of decline in value of the property and who receives all or part of
- 15 the payment, if any, derived from the lease or rental of the dwelling unit. (SECOND
- 16 OPTION: The owner-occupant shall meet the requirements for a principal
- 17 residence tax exemption.) The owner-occupant shall prove residency by means
- 18 acceptable to the Township.
- 19 (l) Accessory to Main Use. ADUs shall be clearly accessory to the main use of the
- 20 property as a single-family dwelling.
- 21 (m) Rental Licensing. If an ADU is occupied by someone other than the property
- 22 owner or a family member of the property owner, an active, valid rental license is
- 23 required. No more than one rental dwelling unit on any property shall be licensed
- 24 as a rental unit is allowed for any property.
- 25 (n) Attachment Options. Accessory dwelling units may either be attached to the main
- 26 structure (such as building over a garage) or detached from the main structure.
- 27 (o) Architectural Design.
- 28 a. Exterior stairways shall be prohibited.
- 29 b. Any entrance for an ADU shall not face the road, unless the entrance
- 30 existed for the structure prior to the ADU being proposed.
- 31 (p) Deed Restrictions. To ensure continued compliance by current and subsequent
- 32 owners, the applicant shall provide and record in the Ingham County Register of
- 33 Deeds a covenant in a form acceptable to the Township that the existence of the
- 34 ADU is predicated upon the occupancy of either the principal or accessory
- 35 dwelling unit by a person who owns the property, and that the ADU shall remain
- 36 in the ownership of the person who owns the property. The applicant shall
- 37 provide the Township with a recorded copy of the restrictive covenant prior to
- 38 and as a condition of the issuance of the Building Permit for development of the
- 39 ADU. Any owner of the property must notify a prospective buyer of the limitations
- 40 of this Section. Violations of the terms of this covenant shall result in the loss of
- 41 the occupancy for the ADU.
- 42 (q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.
- 43

44 **Section 13.** Section 86-651, Group Housing Residential Developments, is hereby deleted in its

45 entirety.

46

47 **Section 14.** Section 86-366, Schedule of Regulations for Residential Districts is amended at

48 Attachment 1, Schedule of Regulations for Residential Districts, by striking Section

49 E.5. Minimum Living Space in its entirety.

50

1 **Section 15.** Validity and Severability. The provisions of this Ordinance are severable and the  
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
3 or effectiveness of the remainder of the Ordinance.  
4

5 **Section 16.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
6 hereby repealed only to the extent necessary to give this Ordinance full force and  
7 effect.  
8

9 **Section 17.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
10 that were incurred, and proceedings that were begun, before its effective date.  
11

12 **Section 17.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
13 or upon such later date as may be required under Section 402 of the Michigan Zoning  
14 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
15 referendum.  
16

17 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of  
18 **XXXXXXX**, 2023.  
19

20  
21  
22 \_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

23  
24  
25  
26 \_\_\_\_\_  
Deborah Guthrie, Township Clerk  
27  
28



**To: Planning Commission**

**From: Brian J. Shorkey, AICP  
Senior Planner**

**Date: September 21, 2023**

**Re: TA #23032 – Sec. 86-436 – Conservancy District Amendment**

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Planning and Engineering Staff have seen several applications for small projects in floodplains in recent years, such as decks and home additions. As the ordinance stands, all floodplain related projects require a Special Use Permit and a public hearing. In an effort to reduce the number of SUP applications, Township Staff is proposing to amend Sec. 86-436 – Conservancy District, in the zoning ordinance.

This proposed amendment achieves two major objectives. First of all, it adds decks as uses permitted by right in floodway areas. This is in response to several past Special Use Permit applications where homeowners have had to have public hearings in order to build a deck. Second, it allows the Township Floodplain Administrator to administratively approve projects that incorporate fill less than or equal to ten cubic yards. All other requirements for projects in a floodplain would remain.

If the Planning Commission indicates agreement with this amendment, Staff will prepare a public hearing on this ordinance for October 28, 2023.

## § 86-436. CV District: Conservancy District.

a) Purpose. It is the purpose of the CV conservancy district to protect the natural, human, and economic resources of the Township and to promote the public health, safety, and general welfare by application of special regulations for the use of land which may be subject to periodic inundation at predictable intervals, or which may be particularly suited to provide for the impoundment of waters for the purpose of stormwater control or groundwater recharge.

a) ~~Such~~ regulations, while permitting reasonable economic use and considering the physical limitations of such land, will help to protect the public health, public safety, and general welfare and will reduce the financial burdens imposed upon the community which may result from the improper use of land. All lands included in such district shall be subject to the terms imposed in this section in addition to the terms imposed by any other district in which such lands may be located.

b) Definitions. The following words, terms, and phrases when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

### BASE FLOOD ELEVATION (BFE)

The elevation of surface water resulting from a flood that has a one-percent chance of equaling or exceeding that level in any given year.

### BULKHEADING

The protection of fill material from erosion through the use of a retaining wall.

### CUT

A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to excavated surface.

### DEBRIS BASIN

A barrier or dam built across a waterway or other suitable locations to retain rock, sand, gravel, or silt or other materials.

### DEVELOPMENT

~~Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operation.~~

### FLOOD INSURANCE RATE MAP

That map or maps prepared by the Federal Emergency Management Agency which classify the floodplain into various zones for purposes of determining flood insurance rates within the Township, a copy of which is available for examination at the Department of Community Planning and Development of the Township.

### FLOOD INSURANCE STUDY

A study prepared by the Federal Emergency Management Agency which examines, evaluates, and determines flood hazards, and if appropriate, corresponding water surface elevations for the Township.

### FLOODPLAIN

**Commented [BS1]:** Just separated the paragraph for readability

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**Commented [BS2]:** Definitions to be moved to Sec. 86-2 - Definitions

**Commented [BS3]:** 'Development Projects' already exists in Sec. 86-2

The area of land adjoining a lake or watercourse within the Township subject to a 1 percent or greater chance of flooding in any given year, also known as the Special Flood Hazard Area. Riverine floodplains, those along rivers and drains, are composed of both the floodway and the floodway fringe.

**Commented [BS4]:** Updated on 9/18/2023 based on Nyal's email.

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#### **FLOODPROOFING**

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

#### **FLOODWAY**

The channel of a riverine watercourse and those portions of the floodplain which are reasonably required to carry and discharge the base flood. The boundary of the floodway is designated on the current Flood Insurance Rate Maps from FEMA. The channel of the watercourse and those portions of the adjoining floodplains which carry and discharge the base flood, as determined by the Federal Emergency Management Agency and as indicated on the flood insurance rate map.

**Commented [BS5]:** Updated on 9/18/2023 based on Nyal's email.

#### **FLOODWAY FRINGE**

The portion of the base flood area located outside of the floodway which may generally be considered as the backwater area of the base flood.

#### **GRADING**

Any stripping, cutting, filling, stockpiling, or any combination thereof and shall include the land in its cut or filled condition.

#### **MULCHING**

The application of plant or other suitable materials on the soil surface to conserve moisture, hold soil in place, and aid in establishing plant cover.

#### **OBSTRUCTION**

Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regional flood hazard area which may impede, retard, or change the direction of the flow of water or that is placed where the flow of water might carry the same downstream to damage of life or property.

#### **PERSON**

A firm, association, organization, partnership, trust, estate, company, corporation, joint venture, political subdivision, or body of individuals, as well as an individual.

**Commented [BS6]:** The definition for 'Person' was added to Sec. 86-2 in 2019

#### **SEDIMENT**

Solid material, both mineral and organic, that is in suspension, if being transported, or has been moved from its site of origin by air, water, or gravity as a product of erosion.

#### **SEDIMENT POOL**

The reservoir space allotted to the accumulation of submerged sediment during the life of the debris basin.

#### **SUBSTANTIAL DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

#### **SUBSTANTIAL IMPROVEMENT**

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. Substantial improvement includes buildings that have incurred "substantial damage," regardless of the actual repair work performed. For substantial improvement, the term "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building. The term "substantial improvement" does not include the following:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
2. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure". any project for improvement of a structure to comply with existing state or Township health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions or any alteration of a structure listed on the National Register of Historic Places or the state register of historic places.

#### **WATERCOURSE**

Any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently and which has a definite channel, bed and banks and shall include any area adjacent thereto subject to inundation by reason of overflow or floodwater.

- c) Warning and disclaimer of liability. The degree of flood protection required by this section is considered reasonable for regulatory purposes and for promotion of the public health, safety, and welfare and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. Approval of the use of land or premises under this section shall not be considered approval, guarantee, or warranty of safety or suitability. This section does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This section shall not create liability on the part of the Township or any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.
- d) Conservancy district areas. The conservancy district shall be considered to overlay existing zoning districts and shall constitute additional terms over and above those imposed by the underlying zoning districts. The conservancy district within the jurisdiction of this section is hereby divided into three areas: groundwater recharge areas, floodway areas, and floodway fringe areas. The location and boundaries of the floodway and floodway fringe areas shall coincide with those locations and boundaries of the floodways and floodway fringe areas as shown on the most recently approved Flood Insurance Rate Map (Map Number 26065C, Community Number 260093, Panels 0040D, 0043D, 0044D, 0075D, 0152D, 0153D, 0154D, 0156D, 0157D, 0158D, 0159D, 0161D, 0162D, 0170D, 0176D, 0178D, and 0190D dated August 16, 2011), and by the corresponding Flood Insurance Study, entitled Ingham County, Michigan (all jurisdictions) and dated August 16, 2011, as published by the Federal Emergency Management Agency (FEMA).

**Commented [BS7]:** Market Value confirmed on Nyal's email on 9/18/2023

**Commented [BS8]:** Updated on 9/18/2023 based on Nyal's email.

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**Commented [BS9]:** This definition exists word for word in Sec. 86-2 as a subdefinition under Water Feature

e) General provisions of the  ~~floodway and floodway fringe~~ floodplain areas of the conservancy district. The restrictions listed in this subsection constitute those general provisions which shall govern development, construction, improvement, and relocation within the  ~~floodway and floodway fringe~~ floodplain areas of the conservancy district.

- 1) All persons proposing development within the  ~~floodway and floodway fringe~~ floodplain areas shall obtain approved permits from those government agencies having jurisdiction over floodplain development. No building permit or occupancy permit shall be issued until all such aforementioned permits have been obtained and have been reviewed by the Department of Community Planning and Development.
- 2) Developers of new, substantially improved, or relocated structures within the  ~~floodway and floodway fringe~~ floodplain areas shall submit to the Department of Community Planning and Development a written document indicating:
  - a. The elevation of the lowest floor including basement(s) in the structure.
  - b. The elevation to which a structure has been floodproofed, if floodproofing methods have been employed.Details of specifications proposed and as-built drawings shall be kept on record and will be available for public inspection and for use in determining flood insurance risk premium rates.
- 3) Persons wishing to develop in areas designated as "A" zones on the flood insurance rate map (that "A" having no number or other letter affixed to the designation) shall obtain base flood elevations from federal, state, or other sources. Such elevations shall be subject to review by the Township.
- 4) When floodproofing measures are employed, a registered engineer or architect shall certify that the methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and any other factors associated with the base flood elevation.
- 5) All new construction and substantial improvements made to existing structures, including mobile homes, shall be firmly anchored to prevent flotation and lateral movement and shall be constructed with flood-resistant materials and methods.
- 6) If new and replaced utility and sanitary facilities must be located below elevation of the base flood elevation, they shall be constructed so as to be watertight, to resist hydrostatic and hydrodynamic loads, and to be resistant to the effects of buoyancy. All measures to floodproof utility and sanitary facilities are subject to the approval of the Director of Public Works and Engineering.
- 7) On-site waste disposal systems such as septic tanks and leach fields shall be located to avoid impairment by floodwaters associated with the base flood elevation.
- 8) The application or discharge of persistent toxic compounds whose direct or indirect effects through residuals have a half-life greater than six months onto or within those areas defined as floodway or floodway fringe areas is strictly forbidden.
- 9) Service facilities such as electrical and heating equipment shall be constructed at or above the base flood elevation for the particular area or floodproofed.
- 10) Fill material shall be inert with the exception of clean topsoil and shall be protected against erosion by riprap, vegetative cover, or bulkheading.

- 11) Should any watercourse relocation or alteration be proposed, notification of such change in the watercourse shall be sent by the applicant to all adjacent communities, to the state department of environmental quality, and to the Federal Emergency Management Agency. Within the altered or relocated portion of any watercourse the carrying capacity shall be maintained.
  - 12) Additional regulations pertaining to activities and construction within 50 feet of the Red Cedar River and county drains are specified in § 86-471.
  - 13) All subdivision proposals and proposals for new development shall be designed and located to be consistent with the need to minimize flood damage. In addition, all subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- f) Permitted uses by right in the floodway area of the conservancy district. The following uses having a low flood damage potential and presenting no or minimal obstruction to flood flows shall be permitted within the floodway district to the extent that they are not prohibited by any other ordinance and provided they do not require structures, storage of materials or equipment, fill, or alteration of the preexisting grade. No use shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system. Approval from the state department of environmental quality is needed for construction activity taking place in the floodway.
- 1) Recreation uses. Parks, playgrounds, playfields, bridle paths, nature trails, natural wildlife preserves, outdoor tennis courts, archery ranges, boat launching ramps, target ranges, trap and skeet ranges, game farms, fish hatcheries, and similar uses.
  - 2) Golf courses and driving ranges. In accordance with the requirements of § 86-368 of this chapter.
  - 3) Agricultural uses. Customary agricultural uses, including, but not limited to, general and organic farming, pasturing and grazing, outdoor plant nurseries, horticulture, viticulture, and truck farming.
  - 4) Incidental uses. Such as, but not limited to, lawns, gardens, play areas, sidewalks and pedestrian/bicycle pathways.
- 5) Parking areas Provided such parking areas are incidental to those uses permitted in § 86-436(f).
- 6) Decks, provided the following conditions:
- a. Any deck with foundational elements located within the floodplain shall be structurally independent from the residential structure.
  - b. Any deck with foundational elements located within the floodplain requires a floodplain (Part 31) permit from the Michigan Department of Environment, Great Lakes, and Energy. A copy of such permit shall be provided to Meridian Township.
  - c. Any deck, or portion thereof, located within the floodplain may not be enclosed beneath, or within one foot above the Base Flood Elevation.
- g) Uses permitted by special use permit in the floodway area of the conservancy district. Provided such uses shall not be adverse to the purpose of this section or damaging to the public health, safety, or welfare, or impose a financial burden upon the community, or shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch,

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or any other drainage facility or system, the following uses may be permitted by issuance of a special use permit in accordance with Article **II**, Division 4 of this chapter and any other requirements stipulated in this section:

- 1) Railroads, streets, sidewalks, pedestrian/bicycle pathways, and bridges.
- 2) Marinas, boat rentals, docks, piers, wharves.
- 3) Extraction of sand, gravel, and other materials.
- 4) Structures for recreational uses such as shelter houses, outbuildings or pavilions.
- 5) Parking areas provided such parking areas are incidental to those uses permitted in § **86-436(g)**.

6) Uses described in § **86-436(f)** which incorporate fill greater than ten cubic yards and are to be constructed above the preexisting grade.

6)h) Uses permitted by administrative review. Uses described in § 86-436(f) which incorporate fill less than or equal to ten cubic yards and are to be constructed above the preexisting grade shall be subject to administrative review and approval by the Township Floodplain Administrator. All other requirements of Sec. 86-436(g) shall apply.

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h)j) Application requirements for special use permit in the floodway. In addition to the requirements of Article **II**, Division 4 of this chapter, the following information shall be submitted with the application for a special use permit:

- 1) A location map including existing topographic data with contours at two-foot intervals at a maximum scale of one inch representing 100 feet.
- 2) A scaleable drawing showing proposed grading and drainage plans including the location of all public drainage easements, proposed and existing structures, and the limits, extent, elevations of the proposed fill, excavation, and areas of compensating excavation.
- 3) Calculations depicting the amount of fill and compensating excavation which are being proposed.
- 4) A written statement from the Director of Public Works and Engineering concerning feasibility of the proposal and a recommendation.
- 5) Copies of any correspondence, documents, comments, or permits received from the Federal Emergency Management Agency, state department of environmental quality and the county drain commissioner's office related to the proposed work in the floodway.
- 6) Any other information necessary to enable the Planning Commission or the Director of Community Planning and Development to determine whether the proposed use will conform to the provisions of this section.

h)j) Standards for special use permits within the floodway. The following standards as well as the review criteria listed in Article **II**, Division 4 of this chapter shall be used to review the particular circumstances and facts of each proposed use in terms of the following standards:

- 1) Structures shall not be designed for human habitation and shall have a low flood damage potential.
- 2) Structures, if permitted, shall be constructed and placed on the site so as to offer the minimum obstruction to the flow of floodwaters and whenever possible shall be constructed with the longitudinal axis parallel to the direction of flood flow.

- 3) No special use permit shall be issued for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood level associated with the base flood elevation.
- 4) Excavation and shaping of the floodway shall be conducted in such a manner as to maintain or improve the flow of the base flood elevation. In no case shall the flow or impoundment capacity of the floodway be reduced. Excavation of soil, sand, gravel, and other materials for the sole purpose of providing a compensating excavation in the floodway for the placement of fill in the floodway fringe is prohibited.

j)k) Requirements for all special use permits for uses in the floodway area of the conservancy district. In addition to the requirements of Article **IV**, Division 4 of this chapter, an applicant for a special use permit in the floodway area of the conservancy district shall submit the following prior to any work taking place on site:

- 1) A letter of map amendment or a conditional letter of map revision based on fill from the Federal Emergency Management Agency (FEMA).
- 2) A letter of approval from the state department of environmental quality.

k)l) Permitted uses by right in the floodway fringe area of the conservancy district. The following uses having a low flood damage potential and presenting no or minimal obstruction to flood flows shall be permitted within the floodway fringe district to the extent that they are not prohibited by any other ordinance and provided they do not require structures, storage of materials or equipment, fill, or alteration of the preexisting grade. Approval from the state department of environmental quality is needed for construction activity taking place in the floodway fringe.

- 1) Recreation uses. Parks, playgrounds, playfields, bridle paths, nature trails, natural wildlife preserves, outdoor tennis courts, archery ranges, boat launching ramps, target ranges, trap and skeet ranges, game farms, fish hatcheries, and similar uses.
- 2) Golf courses and driving ranges. In accordance with the requirements of § **86-368** of this chapter.
- 3) Agricultural uses. Customary agricultural uses, including, but not limited to, general and organic farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, and truck farming.
- 4) Incidental uses. Such as, but not limited to, lawns, gardens, play areas, sidewalks and pedestrian/bicycle pathways.

5) Parking areas. Provided such parking areas are incidental to those uses permitted in § **86-436(k)**.

6) Decks provided the following conditions:

a. Any deck with foundational elements located within the floodplain shall be structurally independent from the residential structure.

b. Any deck with foundational elements located within the floodplain requires a floodplain (Part 31) permit from the Michigan Department of Environment, Great Lakes, and Energy. A copy of such permit shall be provided to Meridian Township.

5)c. Any deck, or portion thereof, located within the floodplain may not be enclosed beneath, or within one foot above the Base Flood Elevation.

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4)m) Uses permitted by special use permit in the floodway fringe area of the conservancy district. Provided such uses shall not be adverse to the purpose of this section or damaging to the public health, safety, or welfare or impose a financial burden upon the community, the following uses may be permitted by issuance of a special use permit in accordance with Article II, Division 4 of this chapter and any other requirements stipulated in this section:

- 1) Railroads, streets, sidewalks and pedestrian/bicycle pathways, bridges.
- 2) Marinas, boat rentals, docks, piers, wharves.
- 3) Extraction of sand, gravel, and other materials.
- 4) Structures for recreational uses such as shelter houses, outbuildings, or pavilions which incorporate fill and are to be constructed above the preexisting grade.
- 5) Those uses indicated as being permitted by right or as being permissible with a special use permit in those zoning districts which underlie the conservancy district.
- 6) Parking areas. Provided such parking areas are incidental to those uses permitted in § ~~86-436(l)~~.
- 7) Dumping or backfilling with any material in any manner. In cases where floodway fringe areas have impoundment potential, such dumping or backfilling may be permitted when an equal or greater compensating excavation is provided which maintains or improves the flow or natural impoundment capacity of the floodway fringe. In no case shall the flow or impoundment capacity of the floodway fringe be reduced.

8) Uses described in § ~~86-436(k)~~ which incorporate fill greater than ten cubic yards and are to be constructed above the preexisting grade.

8)n) Uses permitted by administrative review. Uses described in § 86-436(l) which incorporate fill less than or equal to ten cubic yards and are to be constructed above the preexisting grade shall be subject to administrative review and approval by the Township Floodplain Administrator. All other requirements of Sec. 86-436(m) shall apply.

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8)o) Application requirements for a special use permit in the floodway fringe. In addition to the requirements of Article II, Division 4 of this chapter, the following information shall be submitted with the application for a special use permit:

- 1) A location map including existing topographic data with contours at two-foot intervals at a maximum scale of one inch representing 100 feet.
- 2) A scaleable drawing showing proposed grading and drainage plans including the location of all public drainage easements, proposed and existing structures, and the limits, extent, elevations of the proposed fill, excavation, and areas of compensating excavation.
- 3) Calculations depicting the amount of fill and compensating excavation which are being proposed.
- 4) A written statement from the Director of Public Works and Engineering concerning feasibility of the proposal and a recommendation.
- 5) Copies of any correspondence, documents, comments, or permits received from the Federal Emergency Management Agency, state department of environmental quality and

the county drain commissioner's office related to the proposed work in the floodway fringe.

- 6) Any other information necessary to enable the Planning Commission or the Director of Community Planning and Development to determine whether the proposed use will conform to the provisions of this section.

h)q) Standards for special use permits within the floodway fringe. The following standards as well as the review criteria listed in Article II, Division 4 of this chapter shall be used to review the particular circumstances and facts of each proposed use:

- 1) All new residential structures and residential structures requiring substantial improvement shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation.
- 2) All new nonresidential structures and nonresidential structures requiring substantial improvements shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation or shall be floodproofed to one foot above the level of the base flood elevation.
- 3) Excavation and shaping of the floodway fringe shall be conducted in such a manner as to maintain or improve the natural impoundment capacity of the base flood elevation. In no case shall the impoundment capacity of the floodway fringe be reduced.

h)q) Requirements for all special use permits for uses in the floodway fringe area of the conservancy district. In addition to the requirements of Article IV, Division 4 of this chapter, an applicant for a special use permit in the floodway [fringe] area of the conservancy district shall submit the following prior to any work taking place on site:

- 1) A letter of map amendment or a conditional letter of map revision based on fill from the Federal Emergency Management Agency (FEMA).
- 2) A letter of approval from the state department of environmental quality.

h)r) Minor fill to correct erosion problems. A maximum of 10 cubic yards of fill material may be placed behind a seawall or similar bulkhead structure for the purpose of replacing earth lost to erosion, subject to the review and approval of the Director of Community Planning and Development.

h)s) Mobile homes and mobile home parks and subdivisions located in floodplain areas. When a mobile home, mobile home park, or mobile home subdivision is to be developed or substantially redeveloped or reconstructed and is located either totally or partially within the floodway fringe areas of the conservancy district, the following regulations shall apply in addition to those listed in § 86-431 and Chapter 42, Article II:

- 1) No mobile homes shall be placed in the floodway fringe area of the conservancy district except within mobile home parks or mobile home subdivisions which were existing prior to February 1977. In no case shall a mobile home be placed in the floodway.
- 2) Mobile homes placed within the floodway fringe area shall be anchored to resist flotation, collapse, or lateral movement in the following manner:
  - a. Over-the-top ties to ground anchors shall be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations; however, mobile homes of less than 50 feet long shall be required to have only one additional tie per side.

- b. Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points along the mobile home; however, mobile homes of less than 50 feet long shall be required to have only four additional ties per side.
  - c. All equipment used to tie down the mobile home shall be capable of carrying a force of 4,800 pounds.
  - d. Any additions to the mobile homes located within the floodway fringe shall be anchored in a similar manner.
- 3) For new mobile home parks and mobile home subdivisions, and for expansions to existing mobile home parks and mobile home subdivisions, and for repair, reconstruction, or improvement of the streets, utilities and pads in such mobile home parks and mobile home subdivisions, any of which take place in the floodway fringe area, the following restrictions shall apply:
- a. Stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the mobile home shall be elevated to at least one foot above the base flood elevation.
  - b. Adequate surface drainage shall be provided along with ample access for a hauler.
  - c. If the stands are elevated on pilings, lots shall be large enough to permit steps. Pilings shall be placed in stable soil and shall be no more than 10 feet apart. Any pilings which are located more than six feet above the ground level shall be reinforced.
- 4) Any mobile home which is to be located, reconstructed, or repaired on an individual lot not associated with a mobile home park or mobile home subdivision and which is located either totally or in part in the floodway fringe area shall meet those requirements for elevation, drainage, and piling design set forth in § 86-377.
- 5) All mobile home parks and mobile home subdivisions located within the floodway area shall develop an evacuation plan indicating alternate vehicular access and escape routes and shall submit copies of such plan to the emergency response teams for both Lansing and Ingham County and to any other disaster relief agency deemed appropriate.

~~r) Standards for variance by the Zoning Board of Appeals from the strict interpretation of the regulations set forth in § 86-436.~~

- ~~1) No variance shall be granted for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood levels associated with the base flood elevation.~~
- ~~2) The following four criteria must be met in addition to those stipulated in § 86-221 before a variance can be granted:~~
  - ~~a. A sufficient cause for granting the variance must be shown.~~
  - ~~b. A determination that failure to grant the variance would result in a practical difficulty to the applicant.~~
  - ~~c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense or will~~

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~~not create nuisances, cause fraud on or victimization of the public or conflict with this chapter.~~

~~d. A determination that the variance is the minimum necessary to afford relief.~~

~~3) Upon application for a variance for construction below the elevation of the base flood elevation, the Township shall notify the applicant for variance in writing that issuance of a variance to construct a structure below the elevation of the base flood elevation will result in increased premium rates for flood insurance commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction below the elevation of the base flood elevation increases risk to life and property. Record of such notification shall be maintained along with records of all variance actions dealing with floodplain development.~~

u) Uses permitted by special use permit in the groundwater recharge area of the conservancy district. Provided such cases shall not, in the opinion of the Planning Commission, be adverse to the purpose of this section or damaging to the public health, safety, or welfare or impose a financial burden upon the community, the following uses may be permitted by issuance of a special use permit in accordance with Article II, Division 4 of this chapter and any other requirements stipulated in this section:

- 1) Railroads, streets, bridges, utility transmission lines, and pipelines.
- 2) Marinas, boat rentals, docks, piers, wharves.
- 3) Extraction of sand, gravel, and other materials.
- 4) Structures for recreational uses such as shelter houses, outbuildings or wildlife sanctuaries.
- 5) Those uses indicated as being permitted uses or as being permissible with a special use permit in those zoning districts which underlie the conservancy district.
- 6) Other uses similar in nature to uses described in § 86-377 which are consistent with the provisions of this chapter.

v) Requirements for special use permits for uses in the groundwater recharge area of the conservancy district. In addition to the requirements of § 86-377 of this chapter, the applicant for a special use permit in the conservancy district shall submit the following:

- 1) A location map including existing topographic data at two-foot interval contours.
- 2) A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
- 3) A statement from the county drain commissioner indicating that he has reviewed and approved plans.
- 4) A statement from the county Health Department indicating that they have reviewed and approved plans.
- 5) A statement from the Township Engineer concerning feasibility of the plans and his approval.
- 6) Any other information requested by the Planning Commission.

u)w) Standards for special use permits within the groundwater recharge area. The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards as well as those in § **86-126**.

- 1) Any fill proposed to be deposited in a groundwater recharge area must be shown to have some beneficial purpose and the amount thereof not greater than is necessary to achieve that purpose.
- 2) Fill or other material shall be protected against erosion by riprap, vegetative cover, or bulkheading.
- 3) Reduction of surface water infiltration shall be kept to a minimum.

v)x) Conflict between this section and the remainder of this chapter. In the event of conflict between those regulations stipulated in § **86-436** and the remainder of this chapter, those regulations found in § **86-436** shall take precedence over the remainder of this chapter.

w)y) Relationship of this section to state and federal law. Nothing in this section shall be deemed to exempt a person from the requirements of any state or federal statute or regulation applicable to the proposed activity nor shall any permit or approval issued to a person from a state or federal agency be deemed to exempt the person from the requirements of the section.



**To: Members of Planning Commission**

**From: Brian Shorkey, AICP, Senior Planner**

**Date: September 22, 2023**

**Re: Project Report**

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The Planning Commission has asked Staff to compile a list of ongoing projects. As of September 2023, the following projects are under construction, under site plan review, or have been submitted as a new application:

**Under Construction**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
2. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
4. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR	Almost built out
5. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
6. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot	Under construction
7. Specialty Grocer	2755 Grand River	April 22, 2022	Retail space	Under construction Building permit reissued
8. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
9. Evergreen Vet Clinic	4737 Marsh Road	May 31, 2023	Building addition	Under construction
10. MSU to Lake Lansing	West end of	December 12, 2022	Township trail	Under construction

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Trail, Phase 1 (SUP)	Red Cedar River			
11. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction

**Under Site Plan Review**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved
4. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Pre-con meeting scheduled
5. Grand Reserve (SUP)	Central Park Drive & Powell Road	Nov. 14, 2022 (SUP)	115-unit MFR and SFR development	Under Site Plan review
6. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Updated Site Plan for 2 remaining buildings
7. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Under Site Plan Review
8. Tidal Wave Auto Spa	4880 Okemos Road	3/13/2023 (SUP)	New auto wash	Under Site Plan Review
9. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of two Apartment buildings	Under Site Plan Review

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Herbana	2119A Haslett Road	SUP for Dispensary	Approved by Board
2. DVNK	1614 W. Grand River	SUP for Dispensary	Approved by Board